

1. SUMMARY

The project site of the proposed Landmark Village project is located in the Castaic Library service area of the County of Los Angeles Public Library (County Library). In addition to the Castaic Library, the Santa Clarita Valley area is served by three other County libraries (Newhall Library, Canyon Country Jo Anne Darcy Library, and Valencia Library) and the Santa Clarita Valley Bookmobile. Existing library facility space in the Santa Clarita Valley does not meet the County Library's service level guidelines.

Based on the County Library's service level guidelines of 0.50 square foot of library facilities per capita and a collection size of 2.75 items (books, magazines, periodicals, audio, video, etc.) per capita, the development of the proposed Landmark Village project would require a total of 1,840 square feet of library facilities and 10,120 items. As part of the County's approval of the Newhall Ranch Specific Plan, the County adopted a library mitigation measure requiring that the developer provide funding for the construction and development of library facilities on the Specific Plan site. The mitigation measure provides that, prior to issuance of the first residential building permit on Newhall Ranch, the County Librarian and the developer must develop a mutually acceptable "Library Construction Plan." The plan must outline the library construction requirements and define elements such as location, size, funding, and timing of facilities. The Library Construction Plan, a completion schedule, land dedication criteria, and a funding plan must be defined and set forth in a Memorandum of Understanding (MOU) between the developer and the County Librarian. Revenues collected by the County Library over the course of buildout of the project would partially fund library services in the new library. With mitigation, any potential impacts to library services caused by project construction and occupancy would be reduced to less-than-significant levels.

With respect to cumulative impacts, new developments occurring within the Santa Clarita Valley would increase demand for books and library space. However, payment of the Library Developer Fee at \$790.00 per residential unit (as of July 1, 2008) by other foreseeable regional projects would reduce potentially significant cumulative impacts on the County Library to less-than-significant levels. As stated above, the Library Construction Plan as set forth in the Specific Plan-required Memorandum of Understanding (MOU) between the developer and the County Librarian would mitigate library impacts resulting from the proposed project, and would be prepared in lieu of the County's Library Developer Fee.

2. BACKGROUND

a. Relationship of Project to Newhall Ranch Specific Plan Program EIR

Section 4.19 of the Newhall Ranch Specific Plan Program EIR identified and analyzed the existing conditions, potential impacts, and mitigation measures associated with libraries for the entire Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan EIR Mitigation program was adopted by the County in findings and in the revised Mitigation Monitoring Plan for the Specific Plan. The Newhall Ranch Specific Plan Program EIR concluded that Specific Plan implementation would result in significant impacts, but that the identified mitigation measures would reduce the impacts to below a level of significance. All subsequent project-specific development plans and tentative subdivision maps must be consistent with the Newhall Ranch Specific Plan, the County of Los Angeles General Plan, and Santa Clarita Valley Area Plan.

This project-level EIR is tiering from the previously certified Newhall Ranch Specific Plan Program EIR. **Section 4.17** discusses, at the project level, the existing conditions for the Landmark Village site, the project's potential environmental impacts on library services, the applicable mitigation measures from the Newhall Ranch Specific Plan Program EIR, and any mitigation measures recommended by this EIR for the Landmark Village project.

3. SUMMARY OF THE NEWHALL RANCH SPECIFIC PLAN PROGRAM EIR FINDINGS

The Newhall Ranch Specific Plan Program EIR identified certain potentially significant impacts related to library services with implementation of the Specific Plan. The Newhall Ranch Specific Plan Program EIR, and related findings, determined that Specific Plan implementation would significantly increase demands on library facilities and library materials (books, magazines, periodicals, etc.), absent mitigation. The County Library's adopted planning standard at the time the Newhall Ranch Specific Plan was approved required 0.35 net square ft (0.389 gross square foot) of facility space and 2.0 library items per capita. Buildout of uses within the Specific Plan would create a demand for 20,897 square feet of facility space, and a demand for 119,414 library items.

In response, the Specific Plan's mitigation program for library services includes the following requirements: (a) provision for funding a maximum of two libraries (including the site(s), construction, furniture, fixtures, equipment and materials); (b) provisions for dedication of a maximum of two library sites for a maximum of two libraries located on Newhall Ranch in lieu of the land component of the County's library facilities mitigation fee; and (c) provisions for a MOU with the County Librarian to

address the library construction requirements (library construction plan) and the criteria for timing the completion of the library(s).¹

The Specific Plan's mitigation program for libraries also set forth the timing for construction of the new libraries, as follows:

*If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch, and the second library will be completed and operational by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch.*²

The Board of Supervisors found that adoption of the mitigation measures would reduce the identified potentially significant effects to less-than-significant levels.³ The project applicant and the County are currently engaged in the MOU process referenced above.

4. EXISTING CONDITIONS

a. County of Los Angeles Public Library (County Library)

The County Library operates facilities and services Countywide in both unincorporated and incorporated areas of the County. The project area is located within the unincorporated areas of the County Library's Planning Area 1, which is the Santa Clarita Valley.⁴ The project site is located within the Castaic Library service area and is served by the Castaic Library.

As illustrated in **Figure 4.17-1, Library Locations**, the County Library provides library services to the entire Santa Clarita Valley area with four libraries and one bookmobile. The four libraries are Valencia Library, Newhall Library, Canyon Country Jo Anne Darcy Library, and Castaic Library. A description of the four libraries and the Santa Clarita Valley Bookmobile is set forth below.⁵

¹ See, Mitigation Measure 4.19-1 in both the certified Newhall Ranch Specific Plan Program EIR and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

² *Ibid.*

³ See, Mitigation Measure 4.19-1 in both the certified Newhall Ranch Specific Plan Program EIR (March 9, 1999) and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

⁴ LA County Code, Section 22.72.020

⁵ Building sizes, operating hours, collection size, and other information is from the County of Los Angeles Public Library website <http://www.colapublib.org/libr>, last visited November 20, 2009.

(1) Valencia Library

The Valencia Library, located at 23743 West Valencia Boulevard in Valencia, is located approximately 6.5 miles southeast of the intersection of Wolcott Way and SR-126. This library is a government publications repository. The library is 23,966 square feet in size and contains 186,178⁶ items (books, periodicals, audio cassettes, videos, etc.) in its collection. The library is open Monday through Thursday 10:00 AM to 9:00 PM, Friday 10:00 AM to 6:00 PM, Saturday 10:00 AM to 5:00 PM, and Sunday 1:00 PM to 5:00 PM.

(2) Newhall Library

The Newhall Library, located at 22704 West 9th Street in Newhall, is approximately 9.5 miles southeast of the intersection of Wolcott Way and SR-126. This library is 4,842 square feet in size and contains 47,736⁷ items in its collection. The Newhall Library houses the office for the Santa Clarita Valley Bookmobile. The library is open Monday through Wednesday 10:00 AM to 8:00 PM, Thursday and Friday 10:00 AM to 6:00 PM, and Saturday 10:00 AM to 5:00 PM.

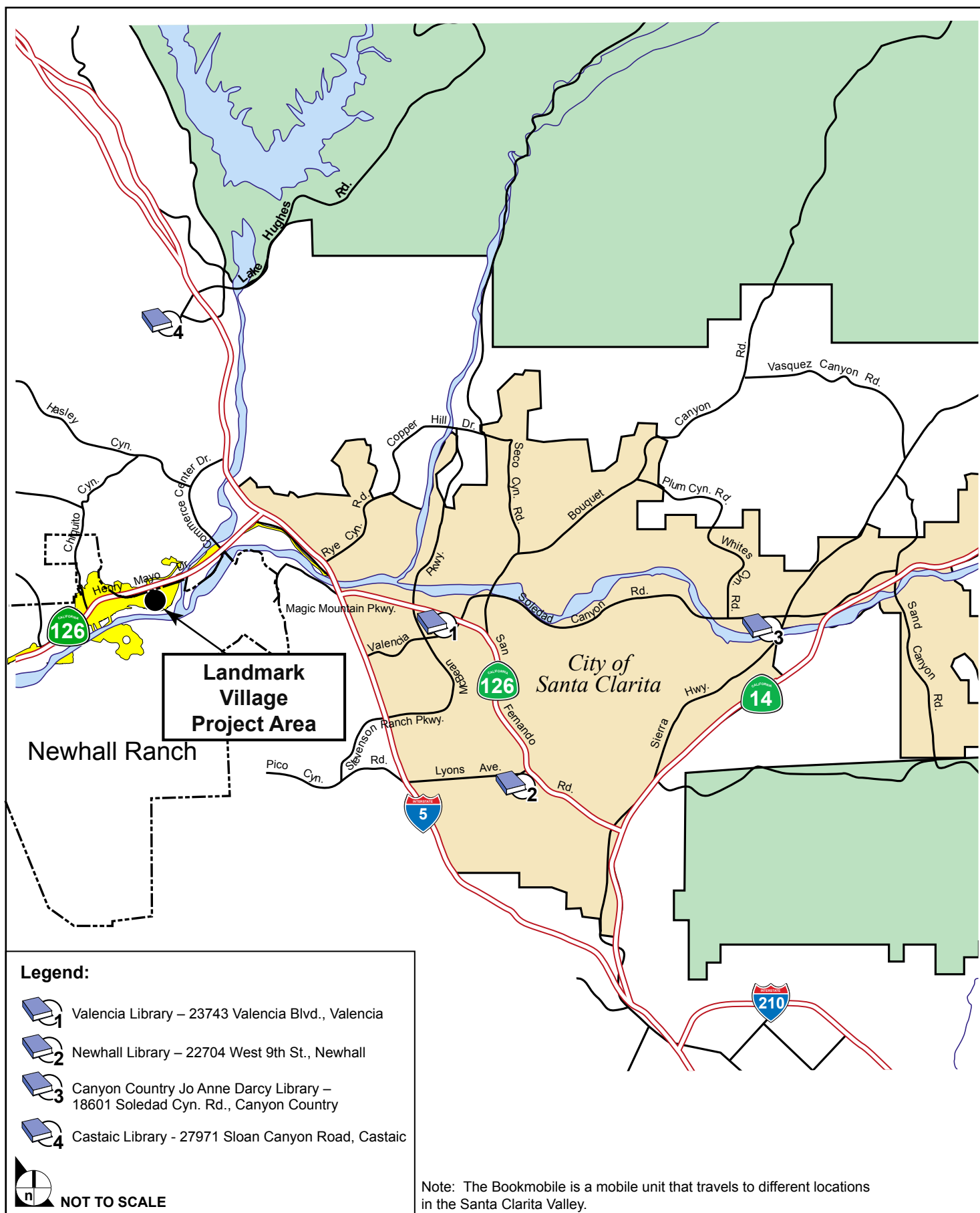
(3) Canyon Country Jo Anne Darcy Library

The Canyon Country Jo Anne Darcy Library, located at 18601 Soledad Canyon Road in Canyon Country, is approximately 10 miles east of the intersection of Wolcott Way and SR-126. This library is 12,864 square feet in size and contains a total of 82,012⁸ items in its collection. The library is open Monday through Wednesday 10:00 AM to 8:00 PM, Thursday and Friday 10:00 AM to 6:00 PM, and Saturday 10:00 AM to 5:00 PM.

⁶ Written correspondence from Malou Rubio, Head, Staff Services, County of Los Angeles Public Library, November 20, 2009.

⁷ *Ibid.*

⁸ *Ibid.*



SOURCE: Impact Sciences, Inc. – March 2009

FIGURE 4.17-1

Library Locations

(4) Castaic Library

The Castaic Library, located at 27971 Sloan Canyon Road in Castaic, is approximately 6.3 miles north of the intersection of Wolcott Way and SR-126. This library is approximately 6,985 square feet in size and contains a total of 30,065⁹ items in its collection. The library is open Monday and Tuesday 10:00 AM to 8:00 PM, Wednesday and Thursday 12:00 PM to 6:00 PM, Friday 12:00 PM to 5:00 PM, and Saturday 10:00 AM to 5:00PM.

(5) Santa Clarita Valley Bookmobile

A bookmobile service is provided to outlying areas of the valley, such as Val Verde, Agua Dulce, Acton, Castaic, and the Friendly Valley Senior Community. This bookmobile consists of one vehicle and contains 7,192¹⁰ items in its collection.

b. Funding and General Level of Service

After the Newhall Ranch Specific Plan was approved, the County Library adopted new service level guidelines of 0.5 gross square foot and 2.75 items per capita,¹¹ which currently serve as general planning tools for new library services and facilities. At the time of this writing, valley-wide library square footage totals 48,657 square feet and items available for review total 353,183.¹² Based on a valley-wide population of 252,000 persons, the library facilities, books, and other materials in the Santa Clarita Valley area are at 0.19 square foot per capita and 2.38 items per capita, respectively.

Therefore, the existing libraries in the Santa Clarita Valley area do not meet the County Library's service level guideline for library items and do not meet the guideline for available library space per capita.

Funding sources for the County Library consist of, in descending proportions, property taxes, County General Fund allocation, a special tax, and revenue from fines, fees, and other miscellaneous sources.¹³ For several years, the Board of Supervisors has made an allocation from the County General Fund. However, there is no guarantee of ongoing funding from the County General Fund as a specific budget allocation. Decisions on funding for the public library are made on an annual basis by the Board of

⁹ *Ibid.*

¹⁰ *Ibid.*

¹¹ Written correspondence from Malou Rubio, Head, Staff Services, County of Los Angeles Public Library, Library Headquarters, June 28, 2004 (**Appendix 4.17**).

¹² This includes square footage from the Valencia Library, the Newhall Library, Castaic Library, and the Canyon Country Jo Anne Darcy Library and items from the collections at the Valencia Library, the Newhall Library, Castaic Library, the Canyon Country Jo Anne Darcy Library, and the Santa Clarita Valley Bookmobile.

¹³ *Ibid.*

Supervisors based on total available funding for all County services. The funding in the County Library's operating budget does not provide for general replacement or the expansion of library facilities. Currently, the only funding available for the replacement or expansion of library facilities is that generated from the County's developer fee program. At the present time, the fees collected in the Santa Clarita Planning Area are insufficient for the construction of new facilities.¹⁴

In 1992, the state shifted property tax revenues from library operations to help finance education. In response to this lost revenue, in 1994, the County Board of Supervisors adopted a community facilities district for extended library services and facilities in the unincorporated areas of the County and 11 cities, including the unincorporated area of the Santa Clarita Valley. On June 3, 1997, Proposition L was passed by a two-thirds majority, which assessed an annual special tax for library services.¹⁵ Effective July 1, 2007, the special tax is \$25.72 per parcel. The special tax may increase annually on July 1. The County Library's special tax currently affects the unincorporated areas, including the project site, and 11 cities.

On October 27, 1998, the County Board of Supervisors established a permanent library facilities mitigation fee on all new residential development to mitigate impacts to County Library services. The library fee in Planning Area 1, within which the project site is located, is currently \$790.00 per dwelling unit.¹⁶ The County library's mitigation fee is subject to an annual Consumer Price Index (CPI) adjustment on July 1 of each year.¹⁷

5. PROPOSED PROJECT IMPROVEMENTS

The applicant proposes to develop 1,444 residential dwelling units with a total residential population of 3,680,¹⁸ approximately 1,033,000 square feet of commercial/mixed use space, a 9-acre elementary school, a 16-acre Community Park, four private recreational facilities, open space and river trail uses, park and ride, trailhead, and supporting roadway, drainage and infrastructure improvements. In addition, the applicant proposes to construct the Long Canyon Road Bridge over the Santa Clara River, and install exposed and buried bank stabilization on portions of the south and north side of the river.

¹⁴ *Ibid.*

¹⁵ Telephone interview with Fred Hungerford, Staff Services, Los Angeles County Public Library, July 7, 1997.

¹⁶ County of Los Angeles. Municipal Code. Section 22.72.030. "Establishment of Library Facilities Fees."

¹⁷ Michele Mathieu, County of Los Angeles Public Library, Library Headquarters, meeting on April 21, 2003.

¹⁸ Based on County provided estimates of 3.17 persons per single-family dwelling, 2.38 persons per multi-family dwelling and per apartment.

6. PROJECT IMPACTS

The analysis of potential impacts to library services associated with operation of the proposed project, including the significance criteria applicable to assessing such impacts, is presented below.

a. Significance Threshold Criteria

Significance threshold criteria specific to library services are not specified in the *State CEQA Guidelines*. However, Appendix G to the *State CEQA Guidelines* addresses public services, such as fire, police, schools, parks, and “other public facilities.” Under Section XIII, the proposed project would have a potentially significant impact on public facilities if the project would result in:

- (a) “Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities; or
- (b) The need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services.”

In addition, the County Library has adopted the following service level guidelines:

- (a) 0.50 gross square foot of library facilities space per capita; and
- (b) 2.75 library material items (books, periodicals, audio cassettes, videos, etc.) per capita.

The County Library uses these standards for planning future library services and facilities. These guidelines are 0.5 gross square foot of library space per capita, 2.75 items per capita in a built-out library, and one computer per 1,000 capita.

As proposed, the project would increase demand on existing County Library services through its residential development, as shown in the adopted Newhall Ranch Specific Plan. The impact of the proposed project on library services is addressed below.

b. Impact Analysis

Occupancy of the Landmark Village project would increase the demand placed on library services at the Castaic Library, thereby, increasing the need for additional library facility space and library items. The County Library has adopted a planning standard of 0.50 gross square foot and 2.75 items per capita.¹⁹

¹⁹ Written correspondence from Malou Rubio, Head, Staff Services, County of Los Angeles Public Library, Library Headquarters, June 28, 2004 (**Appendix 4.17**).

Based on the County Library's service level guideline of 0.50 square foot of library facilities per capita, it is anticipated that a community the size (population of 3,680) of Landmark Village would require a total of 1,840 square feet of library facilities.

Based on the County Library's service level guideline of 2.75 items per capita, it is anticipated that 10,120 items would be required to serve the project population. Please refer to **Appendix 4.17** for calculations.

The service level guidelines used by the County Library are 2.75 items per capita for a collection in a built-out community library, 2.0 items per capita for an opening day collection in a new community library, and one computer per 1,000 capita served.²⁰ Based on these guidelines, it is anticipated that the addition of 3,680 persons resulting from the proposed project would have an impact on both the Castaic Library and the Valencia Library which currently serve the proposed project site, by requiring an additional 10,120 library items and four public computers to serve that population.

As discussed previously, the Santa Clarita Valley area is presently under-served with regard to available library space. The County Library staff has indicated that there are no current plans for facilities expansion due to lack of available funding. Consequently, without mitigation, project impacts upon existing library services would be significant. However, the potential increased demand for library space and library items associated with the development of residential uses of the Landmark Village project would be mitigated through compliance with the existing mitigation adopted as part of the Newhall Ranch Specific Plan Program EIR. The adopted mitigation requires funding for a maximum of two libraries, including site dedication, construction of new facilities, and provision of furniture, equipment, and materials. The adopted mitigation also requires the creation of a "Library Construction Plan" prior to issuance of the first residential building permit within the Newhall Ranch Specific Plan.

The applicant is currently in discussions with the County Librarian to establish library development criteria that comply with the MOU requirements of the Specific Plan. Under the Library Construction Plan component of the MOU, the following requirements are being discussed:

- The applicant would dedicate land for and construct one library adjacent to the community park within the Mission Village site of the Newhall Ranch Specific Plan;
- The library would be a minimum of 20,000 square feet; and
- The construction and completion of the library would be consistent with the requirements of the Newhall Ranch Specific Plan.

²⁰ Written correspondence from Malou Rubio, Head, Staff Services, County of Los Angeles Public Library, Library Headquarters, June 28, 2004 (**Appendix 4.17**).

The Library Construction Plan, a completion schedule, land dedication criteria, and a funding plan also will be addressed in the MOU. The adopted Specific Plan mitigation, including the MOU requirements in that mitigation, is deemed to fully mitigate for the Specific Plan's impacts to library services. With this mitigation, impacts to library services resulting from the Newhall Ranch Specific Plan, inclusive of Landmark Village, would be reduced to less-than-significant levels.

7. MITIGATION MEASURES

Although the proposed Landmark Village project may result in potential impacts to library services absent mitigation, the County already has imposed mitigation measures required to be implemented as part of the adopted Newhall Ranch Specific Plan. The mitigation measure, as it relates to libraries, is found in the previously certified Newhall Ranch Specific Plan Program EIR (March 8, 1999) and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003). The applicant has committed to implement the applicable mitigation measures from the Newhall Ranch Specific Plan to ensure that future development of the project site would not result in impacts to library services and not adversely affect adjacent properties.

a. Mitigation Measures Required by the Adopted Newhall Ranch Specific Plan, as they Relate to the Landmark Village Project

The following mitigation measure was adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003). The applicable mitigation measure will be implemented to mitigate the potentially significant library service impacts associated with the proposed Landmark Village project and future Newhall Ranch Specific Plan projects to ensure sufficient availability of library space and materials. These measures are preceded by "SP," which stands for Specific Plan.

SP 4.19-1 The developer will provide funding for a maximum of two libraries (including the site(s), construction, furniture, fixtures, equipment, and materials) to the County Librarian. The developer will dedicate a maximum of two library sites for a maximum of two libraries located in Newhall Ranch in lieu of the land component of the County's library facilities mitigation fee, in accordance with the provisions of Section 22.72.090 of Section 2 of Ordinance No. 98-0068. The actual net buildable library site area required and provided by the developer will be determined by the actual size of the library building(s), the Specific Plan parking requirements, the County Building Code, and other applicable rules.

The total library building square footage to be funded by the developer will not exceed 0.35 net square feet per person. The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) will be determined based on the cost factors in the library facilities mitigation fee in effect at the time of commencement of construction of the library(s).

Prior to County's issuance of the first residential building permit of Newhall Ranch to the developer, the County Librarian and the developer will mutually agree upon the library construction requirements (location, size, funding and time of construction) based upon the projected development schedule and the population of Newhall Ranch based on the applicable number of average persons per household included in the library facilities mitigation fee in effect at the time. Such mutual agreement regarding the library construction requirements ("Library Construction Plan") and the criteria for timing the completion of the library(s) will be defined in a MOU between the developer and the County Librarian. Such MOU shall include an agreement by the developer to dedicate sufficient land and pay the agreed amount of fees on a schedule to allow completion of the library(s) as described below. The developer's funding for library facilities shall not exceed the developer's fee obligation at the time of construction under the developer fee schedule.

If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch, and the second library will be completed and operational by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch.

No payment of any sort with respect to library facilities will be required under Section 2.5.3.d. of the Specific Plan in order for the developer to obtain building permits for nonresidential buildings.

b. Additional Mitigation Measures Proposed by this EIR

No additional mitigation measures beyond those identified in the Newhall Ranch Specific Plan Program EIR are required or necessary, because the Landmark Village project does not result in any significant library service impacts after implementation of the above mitigation measures.

8. CUMULATIVE IMPACTS

To analyze the cumulative impacts on library service of the proposed Landmark Village project in combination with other expected future growth, the amount and location of growth expected to occur in addition to that of the project was determined. Two separate cumulative development scenarios were utilized to project future growth. The two scenarios were compared with existing conditions to meet County of Los Angeles and CEQA requirements.

a. DMS Build-Out Scenario

The first scenario (referred to as the "DMS Build-Out Scenario") is based on buildout of the subdivision and parcel maps listed in the County's Development Monitoring System (DMS), plus the proposed project. The County DMS lists all pending, recorded, and approved projects involving land divisions

located on unincorporated lands in the Santa Clarita Valley and within the City of Santa Clarita. The most recent County DMS is dated October 2003. A list of the future subdivision activity (with and without the proposed project) expected to occur within the service boundary of the County library (the Santa Clarita Valley Library Planning Area 1) is presented below in **Table 4.17-1, DMS Build-Out Scenario – Santa Clarita Valley Library Planning Area 1.**²¹

Table 4.17-1
DMS Build-Out Scenario – Santa Clarita Valley Library Planning Area 1

Land Use Types	DMS Buildout w/o Landmark Village ¹	Landmark Village	DMS Buildout w/ Landmark Village ¹
Single-Family	62,472 du	308 du	62,780 du
Multi-Family	29,037 du	1,136 du	30,173 du
Mobile Home	1,818 du		1,818 du
Commercial Retail	8,847,337 sq. ft.	1,033,000 sq. ft.	9,880,337 sq. ft.
Hotel	670 rooms		670 rooms
Sit-Down Restaurant	146,340 sq. ft.		146,340 sq. ft.
Fast Food Restaurant	15,100 sq. ft.		15,100 sq. ft.
Movie Theater	3,300 seats		3,300 seats
Health Club	54,000 sq. ft.		54,000 sq. ft.
Car Dealership	300,000 sq. ft.		300,000 sq. ft.
Hospital	222,800 sq. ft.		222,800 sq. ft.
Library	129,110 sq. ft.		129,110 sq. ft.
Church	323,190 sq. ft.		323,190 sq. ft.
Industrial Park	19,042,611 sq. ft.		19,042,611 sq. ft.
Business Park	3,100,321 sq. ft.		3,100,321 sq. ft.
Manufacturing/Warehouse	3,006,821 sq. ft.		3,006,821 sq. ft.
Utilities	1,037,240 sq. ft.		1,037,240 sq. ft.
Commercial Office	4,086,541 sq. ft.		4,086,541 sq. ft.
Medical Office	133,730 sq. ft.		133,730 sq. ft.
Golf Course	345.0 ac		345.0 ac
Developed Parkland	110.1 ac	16 ac	126.1 ac
Special Generator ²	296.0 sg		296.0 sg

du = dwelling unit; sq. ft. = square feet; sta = staff; ac = acres; sg = special generator

¹ Los Angeles County Department of Regional Planning, Service Provider Report (October 12, 2003) using data for the William S. Hart Union High School District, which encompasses the Santa Clarita Valley Planning Area. Includes existing development as contained in Santa Clarita Valley Consolidated Traffic Model, (November 2002).

² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Agua Dulce Airport.

²¹ Los Angeles County Department of Regional Planning, Inventory Information for Library Service, October 12, 2003.

As shown, in **Table 4.17-2, Cumulative Supply and Demand – DMS Build-Out Scenario**, buildout of this scenario without the project and based on adopted planning standards would result in an additional demand for 43,398 square feet of library space and for 222,554 library items (books, periodicals, audio cassettes, videos, etc.). With the Landmark Village project, these numbers would increase by 1,840 square feet and 10,120 items for a total additional demand at DMS Buildout of 45,238 square feet and 232,674 items.

Over the build-out period of the project, other development activity will occur throughout the Santa Clarita Valley. This growth will cumulatively impact library services provided by the County Library within the Santa Clarita Valley Planning Area. Library impact data on these projects, taken from a recent Inventory Information report prepared by the County's Department of Regional Planning for the three libraries located within the Santa Clarita Valley, are summarized in **Table 4.17-2**.

**Table 4.17-2
Cumulative Supply and Demand – DMS Build-Out Scenario**

Library	Existing Supply⁵	Existing Demand¹	Cumulative Demand²	Total Demand³
Santa Clarita Valley				
Space (square feet)	48,657	62,518	43,398	105,916
Items ⁴	353,183	320,598	222,554	543,152
Project				
Space (square feet)	0	0	1,840	1,840
Items	0	0	10,120	10,120
Totals				
Space (square feet)	48,657	62,518	45,238	107,756
Items	353,183	320,598	232,674	553,272

Source: Los Angeles County Department of Regional Planning, Inventory Information for Library Service, (October 12, 2003).

¹ Represents the square footage and number of books required to serve the existing population.

² Represents additive requirement of square footage and number of books demanded by DMS plus Project.

³ Represents existing demand plus cumulative demand (does not include existing supply).

⁴ Items = books, periodicals, audiocassettes, videos, etc.

⁵ Existing supply updated via County of Los Angeles Public Library website <<http://www.colapublib.org/libs>>, last visited November 20, 2009.

The County requires that new residential developments in the valley either pay the current library fee, \$790.00 per residential unit as of July 1, 2008, or construct library facilities in the valley, per County Public Library planning and service level guidelines, in order to fully mitigate cumulative impacts on library services. The Newhall Ranch Specific Plan would provide library facilities in accordance with the MOU process required as a condition of approval of the Specific Plan. Providing the specified library facilities and materials would reduce the impact of the Newhall Ranch Specific Plan, including the Landmark Village project, to a less than significant level. Therefore, the Landmark Village project's contribution to the cumulative demand for library space and items would not be cumulatively considerable.

b. Santa Clarita Valley (SCV) Cumulative Build-Out Scenario

The SCV Cumulative Build-Out Scenario entails buildout of all lands under the current land use designations indicated in the Santa Clarita Valley Area Plan and the County of Los Angeles General Plan, plus the Landmark Village project, plus all known pending General Plan Amendment requests for additional urban development in the unincorporated area of the Santa Clarita Valley and the City of Santa Clarita. A list of future development activity (with and without the project) expected in the valley under the SCV Cumulative Build-Out Scenario is presented below in **Table 4.17-3, Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario (Project Option)**.

Upon buildout of the SCV Cumulative Build-Out Scenario, existing population plus new residential development (including the proposed project) would total 420,075 and would create a total per capita demand for 210,038 square feet of library facilities or 161,381 square feet more than the existing 48,657 square feet, and 1,155,206 items, or 802,023 items more than the existing 353,183 items, based on the planning guidelines of 0.5 gross square foot per capita and 2.75 items per capita. Please refer to **Appendix 4.17** for calculations. The operation of these facilities could be partially financed by new tax revenues that new developments would generate for the County on an ongoing basis. In addition, the County requires that new developments either pay the current library mitigation fee, \$790.00 as of July 1, 2008, per residential unit, or construct library facilities in the valley, per County Public Library planning and service level guidelines, in order to fully mitigate cumulative impacts on County Library services.

Table 4.17-3
Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario
(Project Option)

Land Use Types	Cumulative Buildout w/o Project¹	Project	Cumulative Buildout w/ Landmark Village¹
Single-Family	93,412 du	308 du	93,720 du
Multi-Family	47,621 du	1,136 du	48,757 du
Mobile Home	2,699 du		2,699 du
Commercial Retail	18,866,030 sq. ft.	1,033,000 sq. ft.	19,899,030 sq. ft.
Hotel	2,071 room		2,071 room
Sit-Down Restaurant	283,790 sq. ft.		283,790 sq. ft.
Fast Food Restaurant	23,600 sq. ft.		23,600 sq. ft.
Movie Theater	3,300 seats		3,300 seats
Health Club	54,000 sq. ft.		54,000 sq. ft.
Car Dealership	411,000 sq. ft.		411,000 sq. ft.
Elem./Middle School	278,590 students	437 students	279,027 students
High School	12,843 students	173 students	13,016 students
College	29,948 students		29,948 students
Hospital	247,460 sq. ft.		247,460 sq. ft.
Library	171,790 sq. ft.		171,790 sq. ft.
Church	501,190 sq. ft.		501,190 sq. ft.
Day Care	785,000 sq. ft.		785,000 sq. ft.
Industrial Park	41,743,950 sq. ft.		41,743,950 sq. ft.
Business Park	8,424,330 sq. ft.		8,424,330 sq. ft.
Manufacturing/Warehouse	3,932,470 sq. ft.		3,932,470 sq. ft.
Utilities	1,150,240 sq. ft.		1,150,240 sq. ft.
Commercial Office	6,380,520 sq. ft.		6,380,520 sq. ft.
Medical Office	133,730 sq. ft.		133,730 sq. ft.
Golf Course	1,209.0 ac		1,209.0 ac
Developed Parkland	477.3 ac	16 ac	493.3 ac
Undeveloped Parkland	1,000.0 ac		1,000.0 ac
Special Generator ²	413.0 sg		413.0 sg

du = dwelling unit; sq. ft. = square feet; sta = staff; ac = acres; sg = special generator

¹ Santa Clarita Valley Consolidated Traffic Model, (November 2002). Includes existing development, buildout under the existing City of Santa Clarita General Plan, Santa Clarita Valley Area Plan, and active pending General Plan Amendment requests.

² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Agua Dulce Airport.

9. CUMULATIVE MITIGATION MEASURES

All new residential developments in the unincorporated areas of the Santa Clarita Valley (e.g., single- and multi-family residential projects, mobile homes) would be subject to the library impact fee on a project-by-project basis. No additional mitigation is recommended or required.

10. SIGNIFICANT UNAVOIDABLE IMPACTS

a. Project-Specific Impacts

With implementation of the recommended mitigation required by the Specific Plan, no significant unavoidable project impacts would occur with respect to library services.

b. Cumulative Impacts

Mitigation measures are determined on a project-by-project basis. The County requires that new development either pay the current library fee, \$790.00 as of July 1, 2008, per residential unit, or construct library facilities in the valley per County Public Library planning and service level guidelines, in order to fully mitigate cumulative impacts on the County Public Library. No significant unavoidable cumulative impacts would occur with implementation of the County's development fee program for libraries.

4.18 AGRICULTURAL RESOURCES

1. SUMMARY

Development of the Landmark Village tract map and related off-site improvements would convert to non-agricultural land uses 199 acres of Prime Farmland, 6 acres of Farmland of Statewide Importance, and 143 acres of Unique Farmland, for a total of 348 acres of agricultural land. Additionally, site development would disturb 17 acres of Farmland of Local Importance and 600 acres of Grazing Land. No feasible mitigation exists to reduce the impacts resulting from the conversion of prime agricultural land to a less than significant level. The proposed project's irreversible loss of 348 acres of agricultural land is considered a significant impact, consistent with the findings of the Newhall Ranch Specific Plan Program EIR. Based on the applicable significance thresholds, the loss of Grazing Land is not considered a significant impact.

2. INTRODUCTION

a. Relationship of Project to Newhall Ranch Specific Plan Program EIR

Section 4.4 of the Newhall Ranch Specific Plan Program EIR identified and analyzed the existing conditions, potential impacts, and mitigation measures associated with agricultural resources for the entire Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan EIR mitigation program was adopted by the County of Los Angeles (County) in findings and in the revised Mitigation Monitoring Plan for the Specific Plan. The Newhall Ranch Specific Plan Program EIR concluded that Specific Plan implementation would result in significant impacts and that no feasible mitigation exists that would reduce the impacts to below a level of significance.

This project-level EIR is tiering from the previously certified Newhall Ranch Specific Plan Program EIR. **Section 4.18** discusses, at the project level, the Landmark Village project's existing conditions, the project's potential environmental impacts relative agricultural resources, the applicable mitigation measures from the Newhall Ranch Specific Plan Program EIR, and any additional mitigation measures recommended by this EIR for the Landmark Village project.

All subsequent project-specific development plans and tentative subdivision maps must be consistent with the Newhall Ranch Specific Plan, the County General Plan, and Santa Clarita Valley Area Plan.

3. SUMMARY OF THE NEWHALL RANCH SPECIFIC PLAN PROGRAM EIR FINDINGS

The Newhall Ranch Specific Plan Program EIR identified the conversion of agricultural land to urban use as a significant unavoidable impact associated with Specific Plan buildout. The analysis also found a potential for future residents of the Specific Plan to be incidentally exposed to agricultural-related activities. The Newhall Ranch Specific Plan Program EIR, and related findings, determined that no feasible mitigation exists for the conversion of 573 acres of Prime Farmland on the Newhall Ranch Specific Plan site.¹ Measures were adopted to protect future Specific Plan residents from incidental exposure to agricultural-related activities on agricultural lands in Ventura County, including the imposition of a development setback from the Los Angeles County/Ventura County line, and requirements to notify prospective homebuyers about the presence of ongoing agricultural activities in Ventura County.²

The Newhall Ranch Specific Plan Program EIR acknowledged that cumulative development pressure in the County and the remainder of Southern California would continue, leading to a decline in the amount of cultivated agricultural land in the region. The contribution of the Newhall Ranch Specific Plan to the cumulative loss of prime agricultural land in the region was found to be significant.

Based on the Newhall Ranch Specific Plan Program EIR and record, the Board of Supervisors found that the Specific Plan's impacts to agricultural resources would be significant and unavoidable even with implementation of all feasible mitigation measures. Consistent with Section 15093 of the *California Environmental Quality Act (CEQA) Guidelines*, the Board of Supervisors found that the Specific Plan offered overriding economic, legal, social, planning, and other public benefits that outweighed the significant unavoidable impacts and made them acceptable.

4. EXISTING CONDITIONS

The information presented in the Newhall Ranch Specific Plan Program EIR, Section 4.4, Agricultural Resources, assessed the existing agricultural setting of the entire Newhall Ranch Specific Plan, including the Landmark Village project site, from an agricultural standpoint. Section 4.4 also provided detailed

¹ The Newhall Ranch Specific Plan Program EIR determined that implementation of the proposed Specific Plan would result in the conversion of 595 acres of prime agricultural land to urban uses. The Los Angeles County Board of Supervisors subsequently directed that revisions be made to the Specific Plan, which resulted in a reduction in the development footprint and a corresponding reduction of 22 acres of impacted prime agricultural land.

² See, Mitigation Measures 4.4-1 and 4.4-2 in both the certified Newhall Ranch Specific Plan Program EIR (March 9, 1999) and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003).

background information and findings regarding the agricultural analysis conducted on the entire Specific Plan site.

Information from the prior Newhall Ranch Specific Plan Program EIR (see Program EIR Appendix 4.4) was assessed at the project-level to determine if there were agricultural effects pertinent to the Landmark Village project site (inclusive of the proposed off-site grading, utility corridor, and water tank location) that were not examined in the prior Newhall Ranch Specific Plan Program EIR. Based on that review, it was determined that all significant agricultural effects associated with development of the Landmark Village project site and related off-site improvements were identified in the Newhall Ranch Specific Plan Program EIR and related environmental findings. Therefore, at the project level, this EIR incorporates by reference the existing conditions analysis and background information relating to agricultural resources from the certified Newhall Ranch Specific Plan Program EIR.

a. Agricultural Production

Figure 4.18-1, Current Agricultural Uses, shows the current agricultural uses on the Landmark Village project site. Of the 292.6 acres of land comprising the Landmark Village tract map site, 259.1 acres are used for irrigated crops.³ These crops include 143.4 acres of vegetables (leased), 43.1 acres of alfalfa, 61.4 acres of sudan pasture, and 11.2 acres of sudan.⁴ The remainder of the tract map site is used as storage for agricultural equipment or is vacant land. Previous uses of the site include agricultural and cattle grazing uses, and oil and gas operations.

The off-site related components comprise an additional 1063.4 acres, which includes the Adobe Canyon borrow site, the Chiquito Canyon grading site with debris basins, the utility corridor, the water tank site, the Long Canyon Road Bridge, bank stabilization, drainage improvements, and related haul routes. The borrow site (for the necessary import of up to 5.8 million cubic yards of fill material) is in an undeveloped state with the exception of a few access roads for oil well drill pads. The site has been periodically used for cattle grazing and is covered with grasses, chaparral, and scattered oak trees. The land forming the utility corridor is vacant and primarily consists of road rights-of-way. The water tank location consists primarily of vacant land. None of the off-site project areas are currently used for agriculture.

b. Farmland Suitability

Figure 4.18-2, On-Site Important Farmland, shows the State Important Farmlands present in the Landmark Village project site, as defined by the Farmland Map and Monitoring Program of the California

³ The Newhall Land and Farming Company, February 2005.

⁴ *Ibid.*

Department of Conservation.⁵ As shown, the Landmark Village project site (tract map site, grading areas, utility corridor, bank stabilization areas, and water tank location) contains 199 acres of Prime Farmland, 6 acres of Farmland of Statewide Importance, and 143 acres of Unique Farmland, for a total of 348 acres of agricultural land. In addition, the project site contains 17 acres of Farmland of Local Importance and 600 acres of Grazing Land.

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), there are a total of 12 different soil types within the project area. **Table 4.18-1, On-Site USDA Soil Suitability**, lists these soils and identifies the agricultural activities for which each soil is most suited, or capable, (if any), and whether or not the soil meets NRCS criteria for Prime Farmland soils. As shown in **Table 4.18-1**, 7 of the 12 soil types meet the USDA NRCS criteria for Prime Farmland soils. These determinations are made whether or not the soils are farmed.

Table 4.18-1
On-Site USDA Soil Suitability¹

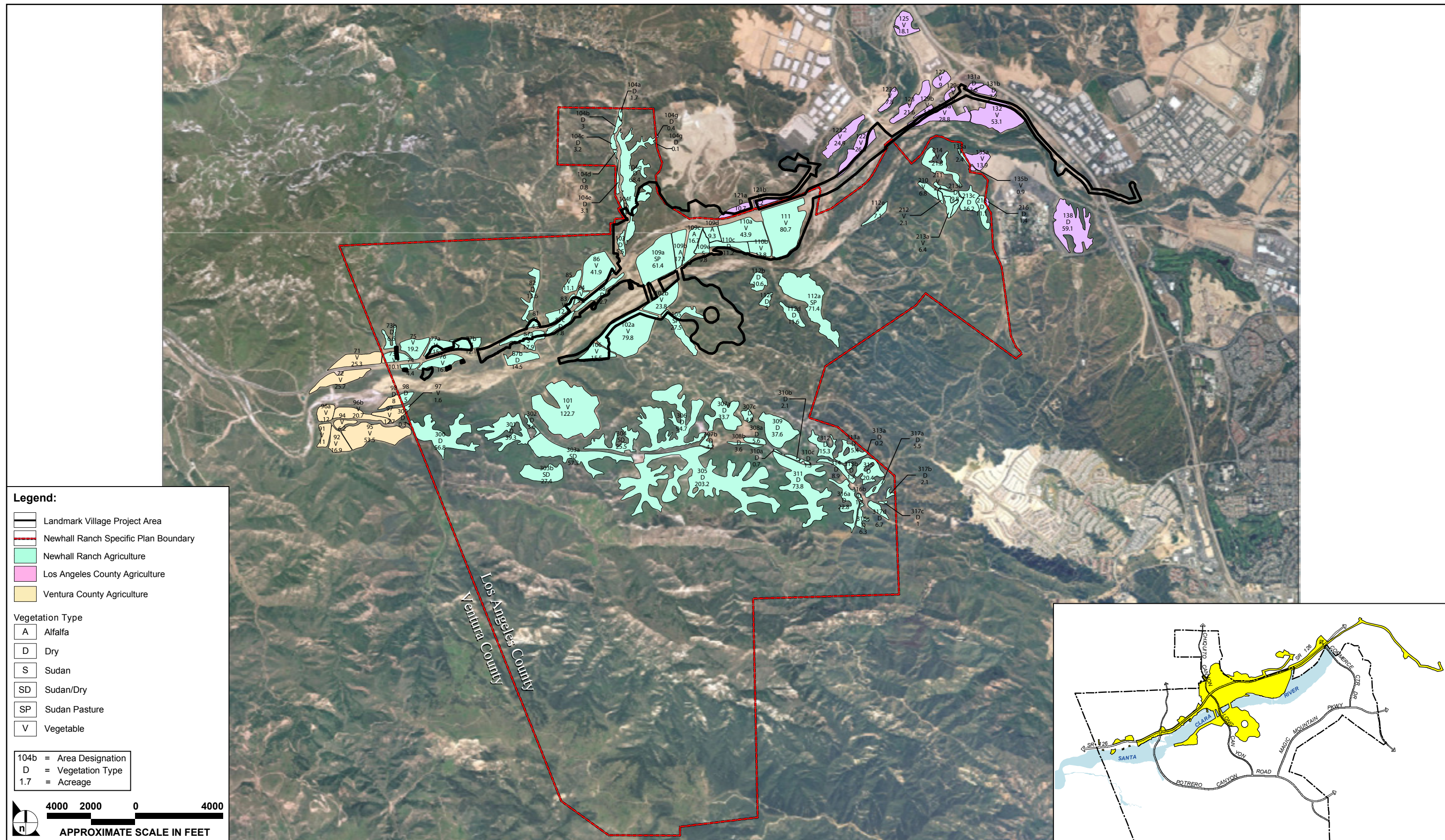
Soil Type	Most Suitable Agricultural Activity for Soil Type	Meet Prime Farmland Criteria?
Castaic and Saugus Soils, 30 to 65% (CnG3)	None due to steep slopes and severe erosion	No
Cortina Sandy Loam, 0 to 2% (CYA)	Range, dryland small grains, pasture, irrigated alfalfa, and small grains	No
Hanford Sandy Loam, 0 to 2% (HcA)	Irrigated crops, dryland small grains, and range	Yes
Hanford Sandy Loam, 2 to 9% (HcC)	Irrigated crops, dryland small grains, and range	Yes
Metz Sandy Loam, 0 to 2% (MfA)	Irrigated crops and dryland farming	Yes
Metz Loamy Sand, 2 to 9% (MfC)	None	No
Mocho Loam, 0 to 2% (MpA)	Dryland and irrigated crops	Yes
Sandy Alluvial Land (Sa)	Grazing	No
Sorrento Loam, 0 to 2% (SsA)	Irrigated crops	Yes
River Wash (Rg)	None	No
Yolo Loam, 0 to 2% (YoA)	Irrigated crops and range	Yes
Zamora Loam, 9 to 15% (ZaD)	Dryland grains and range	Yes

Source: Compiled by Impact Sciences, Inc. (March 2005) from the Soil Survey [for the] Antelope Valley Area, Issued January, 1970.

¹ Column one indicates the soil type and, if applicable, the percentage of specific soil constituents which indicate their suitability as prime farmland. Column two indicates the activity most suitable for the particular soil type, and the third column indicates whether or not the soil type is suitable as prime farmland.

² Range is defined as open land used for grazing.

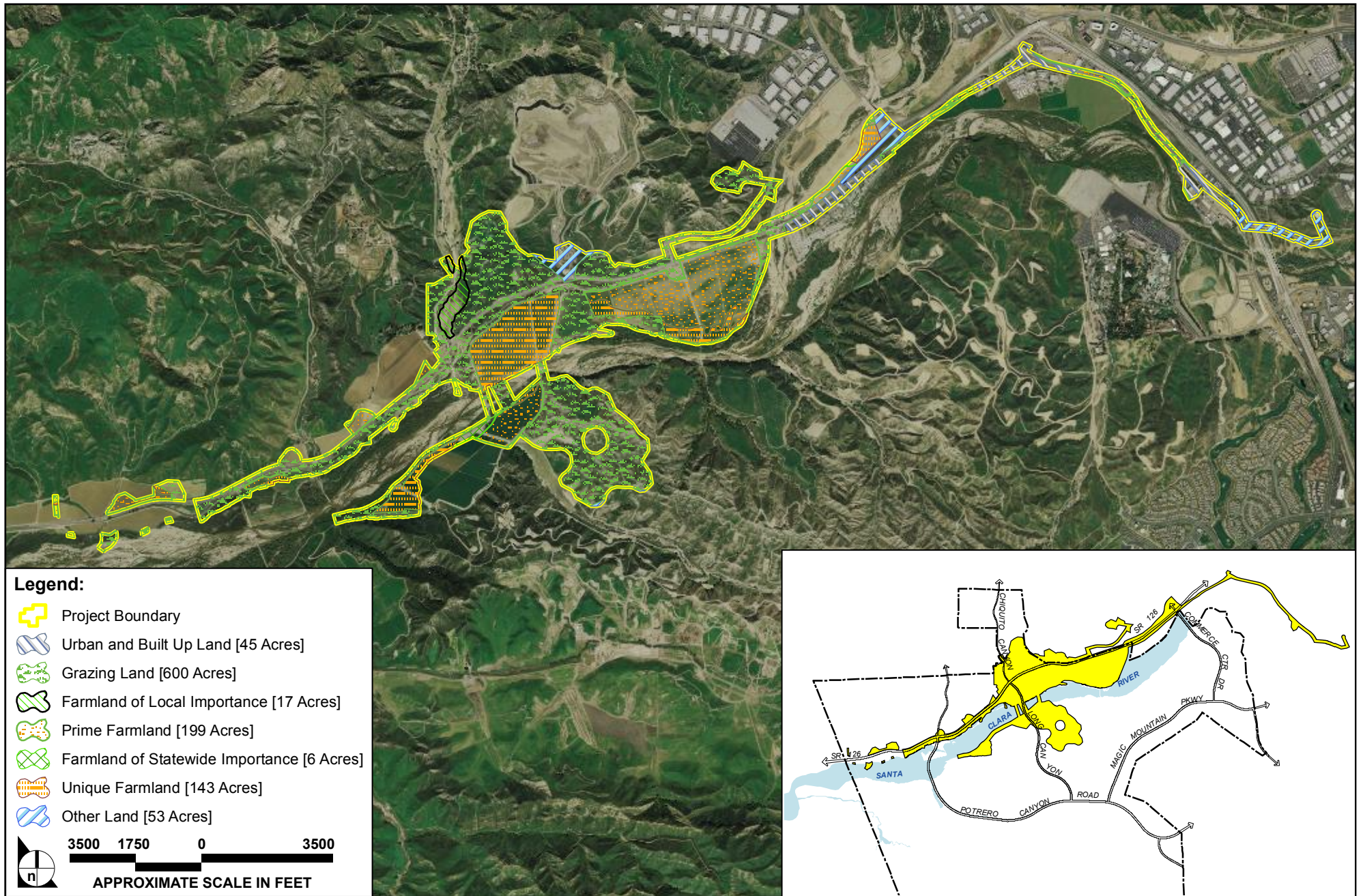
⁵ State of California, Department of Conservation, Los Angeles County Important Farmland Map, 2004.



SOURCE: FORMA – April 2003; Impact Sciences, Inc. - March 2009

FIGURE 4.18-1

Current Agricultural Uses



SOURCE: © Department of Conservation, Farmland Mapping and Monitoring Program – 2005, AirPhoto USA – 2008, Impact Sciences, Inc. – October 2008

FIGURE 4.18-2

On-Site Important Farmland

Figure 4.18-3, On-Site USDA Soil Suitability, identifies the areas of the project site that are suitable for farming based on the site's capability classes (see Appendix 4.4 of the Newhall Ranch Specific Plan Program EIR for a listing of the capability classes for each of the soils on the site, along with their vegetative soil groups, range site indices, Storie Indices,⁶ and soil grades). As shown in **Figure 4.18-3**, based on USDA NCRS soil suitability, or capability, classifications, the Landmark Village tract map site is classified entirely as Very Good to Good. The majority of the utility corridor located north of State Route 126 (SR-126) and east of the Landmark Village tract map site is classified as Very Poor, while that portion of the utility corridor located west of the tract map site is designated Class I and II (Good to Very Good). Most of the Adobe Canyon borrow site, except for that portion located nearest to the river, is classified as VIII, which indicates areas unsuitable for farming.

5. PROPOSED PROJECT IMPROVEMENTS

The applicant proposes to develop a total of 1,444 residential dwelling units with a total residential population of 3,680,⁷ approximately 1,033,000 square feet of commercial/mixed use space, a 9-acre elementary school, a 16-acre Community Park, four private recreational facilities, open space and river trail uses, trailhead, park and ride, and supporting roadway, drainage and infrastructure improvements. In addition, the applicant proposes to construct the Long Canyon Road Bridge over the Santa Clara River, and install exposed and buried bank stabilization on portions of the south and north side of the river.

The proposed project would require up to 5.8 million cubic yards of imported fill. The needed fill would come from the Adobe Canyon borrow site located outside the Landmark Village tract map site, but within the approved boundary of the Newhall Ranch Specific Plan area. **Figure 1.0-3, Project Boundary/Environmental Setting**, in **Section 1.0, Project Description**, depicts the location of the related off-site improvements, including the Adobe Canyon borrow site, the Chiquito Canyon grading site, the utility corridor, and the water tank location.

6. PROJECT IMPACTS

The analysis of potential impacts to agricultural resources associated with construction and operation of the proposed project, including the significance criteria applicable to assessing such impacts, is presented below.

⁶ The Storie Index numerically expresses the relative degree of suitability of a soil for general intensive agriculture. Four general factors are considered in the index rating, including the characteristics of the soil profile and soil depth, the texture of the soil surface, the dominant slope of the soil body, and other factors more readily subject to management or modification (i.e., drainage, flooding, salinity, sodicity, general nutrient level of the soil, and surface microrelief).

⁷ This is based on County-provided estimates of 3.17 persons per single-family dwelling, 2.38 persons per multi-family dwelling and per apartment.

a. Significance Threshold Criteria

According to Appendix G of the *State CEQA Guidelines*, a project would have a significant impact on agricultural resources if a project would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;⁸
- Conflict with existing zoning for agricultural use or a Williamson Act contract; or
- Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use.

These are the significance criteria to be applied to the proposed project.

b. Impact Analysis

(1) Conversion of State Important Farmlands

According to the above significance thresholds, a significant impact would occur if a project converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. As previously indicated, the USDA and the Department of Commerce (DOC), pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, have identified prime agricultural lands on the project site, as well as certain soil types that may favor some agricultural activities. Development of the Landmark Village project and related off-site improvements would convert to non-agricultural land uses 199 acres of Prime Farmland, 6 acres of Farmland of Statewide Importance, and 143 acres of Unique Farmland, for a total of 348 acres of agricultural land to urban uses. In addition, site development would disturb 17 acres of Farmland of Local Importance and 600 acres of Grazing Land. No feasible mitigation exists to reduce impacts resulting from the conversion of 348 acres of agricultural land to a less than significant level. The proposed project's irreversible loss of 348 acres of agricultural land is considered a significant project impact. Based upon the significance thresholds, the loss of Grazing Land is not considered a significant impact. These findings are consistent with those made by the Board of Supervisors for the adopted Newhall Ranch Specific Plan.

⁸ The Farmland Mapping and Monitoring Program is administered by the California Resources Agency, Department of Conservation.

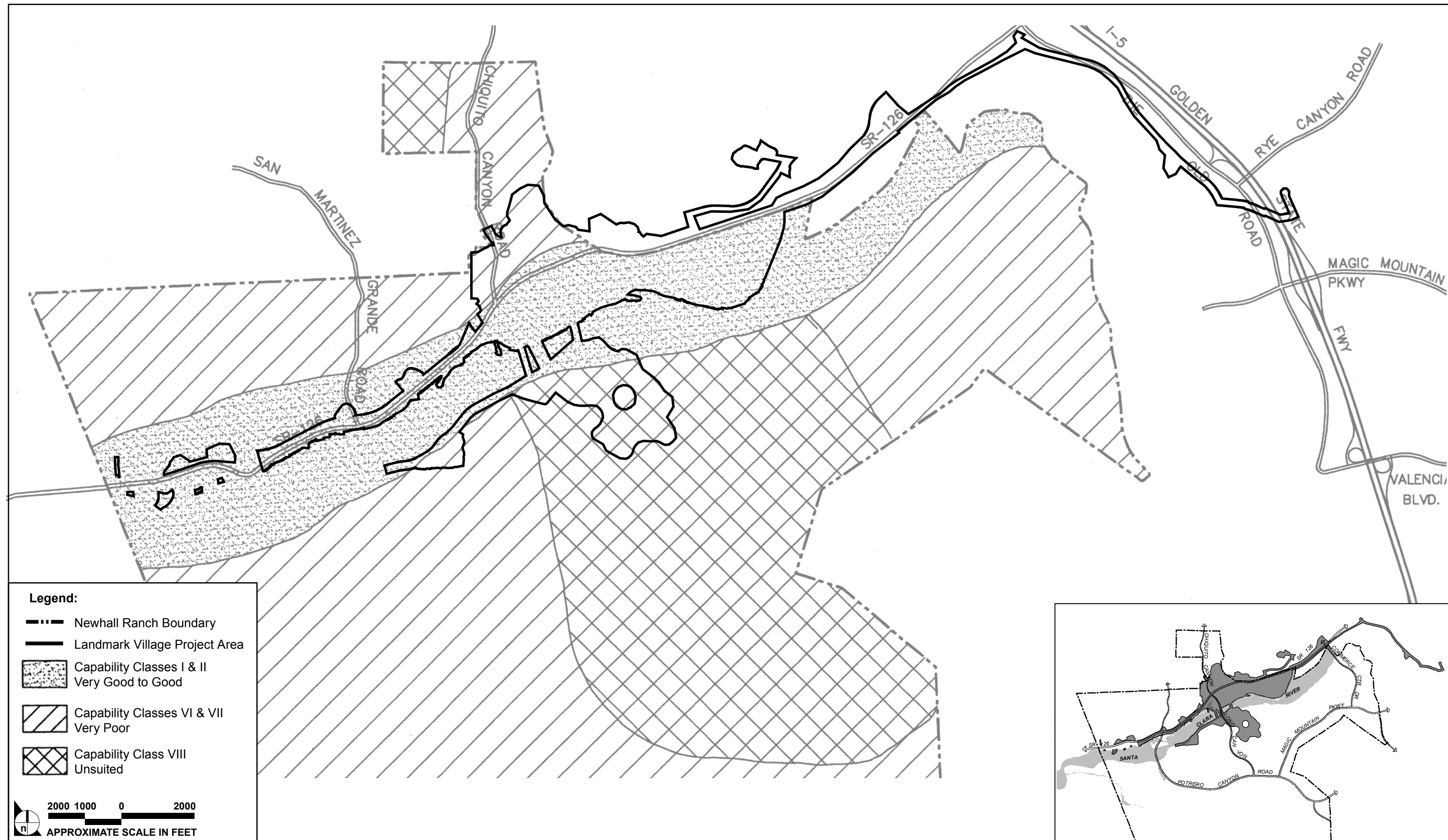


FIGURE 4.18-3

On-Site USDA Soil Suitability

(2) Local Land Use Plans/Williamson Act Contracts

(a) Local Land Use Plans

Although land within the project site is currently used for agricultural purposes, development of the site would not conflict with existing land use designations and zoning, as the project site was rezoned from agricultural uses to non-agricultural uses when the Newhall Ranch Specific Plan was adopted by the Los Angeles County Board of Supervisors on May 27, 2003. (Please see Specific Plan, Exhibit 2.3-1, Land Use Plan.) The project site is currently regulated by, and the proposed Landmark Village project is consistent with, the Newhall Ranch Specific Plan. The Specific Plan serves as the zoning within the site. Therefore, no significant impacts to local land use plans would result from implementation of the Landmark Village project.

As noted in the certified Newhall Ranch Specific Plan Program EIR, there is the potential for agriculture-related activities (*i.e.*, dust, noise, odor, chemical exposure, etc.) on undeveloped land in the Specific Plan or in Ventura County to impact project residents. However, due to the distance of the Landmark Village project site from Ventura County (approximately 1 mile), and the lack of active agricultural activity on land adjacent to the tract map site, potential agriculture-related impacts to residents of the proposed project are not considered significant.

(b) Williamson Act Contracts

No lands within Los Angeles County have ever been under Williamson Act contract.⁹ In addition, as of March 2002, Los Angeles County does not offer Williamson Act contracts.¹⁰ Therefore, project development would not remove agricultural land from a Williamson Act contract and no significant impact would occur.

7. PROJECT MITIGATION MEASURES

No feasible mitigation exists to reduce significant impacts resulting from the conversion of 348 acres of agricultural land on the Landmark Village project site to a less than significant level. While development of the Newhall Ranch Specific Plan has the potential to result in agriculture-related impacts to project residents as a result of agricultural activities conducted in Ventura County and in the vicinity of the project site, the County adopted mitigation measures for potential agriculture-related impacts as part of the Newhall Ranch Specific Plan that would reduce impacts to below a level of significance. These

⁹ Telephone Interview with Julie Striplin Lowry, Senior Regional Planning Assistant, Los Angeles County Department of Regional Planning, March 17, 2003.

¹⁰ Department of Conservation website, Division of Land Resource Protection, May 11, 2004.

mitigation measures are found in the previously adopted Mitigation Monitoring Plan for the Specific Plan (May 2003). The project applicant has committed to implementing these mitigation measures to ensure that future development within the Newhall Ranch Specific Plan area is safe and that such development would not adversely affect adjacent agricultural operations.

a. Mitigation Measures Required by the Adopted Newhall Ranch Specific Plan, as They Relate to the Landmark Village Project

Mitigation measures to reduce potential impacts to residential uses resulting from agricultural operations in Ventura County were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003). These measures are preceded by "SP," which stands for Specific Plan. Mitigation Measure 4.4-1 is applicable to the Landmark Village tract map site; however, Mitigation Measure 4.4.2 is not applicable due to its distance from Ventura County.

SP 4.4-1 Purchasers of homes located within 1,500 feet of an agricultural field or grazing area are to be informed of the location and potential effects of farming uses prior to the close of escrow.

SP 4.4-2 New homes within 1,500 feet of farming uses within Ventura County, if any, are to be informed that agricultural activities within Ventura County are protected under the County's right-to-farm ordinance, and are to be provided with copies of the County's Amended Ordinance 3730-5/7/85. *(This mitigation measure is not applicable to the Landmark Village tract map site due to its distance from Ventura County.)*

b. Additional Mitigation Measures Proposed by this EIR

No feasible mitigation measures exist to reduce impacts resulting from the conversion of 348 acres of prime agricultural land to a less than significant level; therefore, this impact was considered a significant unavoidable impact of the Newhall Ranch Specific Plan. Based on the information contained in the certified Newhall Ranch Specific Plan Program EIR, the County Board of Supervisors adopted mitigation and a Statement of Overriding Considerations.

The implementation of Specific Plan Mitigation Measure 4.14-1 would mitigate potential impacts to project residents purchasing homes located within 1,500 feet of an agricultural field or grazing area from being incidentally exposed to agricultural-related activities. The proposed project would not result in any other significant impacts relating to agricultural resources and, therefore, no additional mitigation is needed or required.

8. CUMULATIVE IMPACTS

Conversion of agricultural land to urban uses has a history in Los Angeles County. According to Los Angeles County Farmland Conversion Reports prepared by the California Department of Conservation, Division of Land Resource Protection, for the 10 years between 1992 and 2002 approximately 54,543 acres of cultivated land have been committed to non-agricultural uses. This figure includes 2,448 acres of State Important Farmlands and 10,519 acres of Grazing Land.

Buildout of the Newhall Ranch Specific Plan and other reasonably foreseeable future related cumulative development in the region will result in the conversion of prime agricultural soils to non-agricultural uses; continuing an on-going trend in Los Angeles County. Given that implementation of the Landmark Village project and related off-site improvements would eliminate 348 acres of prime agricultural land, the Landmark Village project's contribution to the conversion of prime agricultural land in the region is considered cumulatively considerable.

Continued development of agricultural lands also has the potential to result in indirect impacts to agricultural operations (land use conflicts, crop theft, etc.). These impacts can result in a decline in the profitability of agriculture operations such that adjacent farmland owners may be induced to sell their properties in urbanizing areas. The Landmark Village project site is not located adjacent to lands zoned for agricultural use, nor is active agricultural land located adjacent to the tract map site. Moreover, mitigation measures have been incorporated into the Specific Plan requiring a setback separating development within the Newhall Ranch Specific Plan from agricultural activity in Ventura County. Therefore, the proposed project would not contribute significantly to this indirect cumulative impact. The conversion of agricultural lands to urban uses is a policy issue that lies in the hands of the local jurisdiction. Such conversion in Los Angeles County may not be considered significant, whereas, it may be significant in another jurisdiction. Each cumulative project should be evaluated on a case-by-case basis relative to its impact on local agricultural productivity.

9. CUMULATIVE MITIGATION MEASURES

No feasible mitigation measures exist to reduce the identified cumulative impacts to a less than significant level.

10. SIGNIFICANT UNAVOIDABLE IMPACTS

a. Project-Specific Impacts

The irreversible loss of 348 acres of agricultural land is considered a significant project impact. No feasible mitigation exists to reduce the impact resulting from the conversion of 348 acres of agricultural land on the Landmark Village project site to a less than significant level. Therefore, the project-specific impacts resulting from the loss of prime agricultural land are considered significant and unavoidable.

b. Cumulative Impacts

The cumulative conversion of agricultural land to non-agricultural uses constitutes a loss of an irreplaceable resource and is considered a significant cumulative impact. No feasible mitigation exists for this conversion; therefore, it constitutes a significant unavoidable cumulative impact.

1. SUMMARY

The Landmark Village proposed project would require energy resources and infrastructure to serve the project site. Current projections for energy supply and demand by Southern California Edison (SCE) and the Southern California Gas Company (SCGC) indicate that these utility providers would have sufficient electricity and natural gas resources to serve the project site. In addition, the proposed project would exceed the statewide energy efficiency requirements set forth in Title 24 of the California Code of Regulations by 15 percent. Further, consistent with the Newhall Ranch Specific Plan Program EIR, providing electricity and natural gas to the Landmark Village project site would not require a considerable extension of distribution infrastructure.

*Importantly, several of Landmark Village's design features would reduce its demand for energy resources, and further ensure that all impacts to utilities-related resources are less than significant. First, as indicated above, Landmark Village's residential, commercial, and public buildings would exceed current state efficiency standards (i.e., Title 24 of the California Code of Regulations) by at least 15 percent, thereby reducing the overall demand for electricity and natural gas resources. (See **Section 4.23, Global Climate Change**, Mitigation Measures LV 4.23-1 and 4.23-2.) In addition, the project applicant may rely on renewable energy sources to meet a portion of the project's energy demands, and is evaluating the feasibility of energy efficient municipal lighting and smart meter programs. (See **Section 4.23, Global Climate Change**, Mitigation Measures LV 4.23-3 and 4.23-4 and discussion of potentially feasible programs regarding municipal lightings and smart meters). With implementation of the mitigation measures from the certified Newhall Ranch Specific Plan Program EIR, and implementation of the "green" project design features summarized above (and discussed in further detail below), the Landmark Village project is anticipated to result in less-than-significant impacts to electricity and natural gas resources and infrastructure.*

2. INTRODUCTION

a. Relationship of Project to Newhall Ranch Specific Plan Program EIR

Sections 4.13 and 4.14 of the Newhall Ranch Specific Plan Program EIR identified and analyzed the existing conditions, potential impacts, and mitigation measures associated with natural gas and electricity resources, respectively, for the entire Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan Program EIR concluded that Specific Plan implementation would result in significant impacts to natural gas and electricity resources, but that the identified mitigation measures would reduce the impacts to a less-than-significant level. The recommended mitigation measures were incorporated into the County's project approvals *via* the adopted Mitigation Monitoring Plan. All subsequent project-specific

development plans and tentative subdivision maps within the Specific Plan, including the plans for the Landmark Village project, must be consistent with the Newhall Ranch Specific Plan, and the County of Los Angeles General Plan and Santa Clarita Valley Areawide Plan.

This project-level EIR tiers from the previously certified Newhall Ranch Specific Plan Program EIR. Accordingly, this section discusses, at the project-specific level, the Landmark Village project's existing conditions relative to utilities, the project's impacts on energy resources, the applicable mitigation measures from the Newhall Ranch Specific Plan Program EIR, and additional mitigation measures recommended by this EIR for the Landmark Village project.

b. References for this EIR Section

The technical analysis relied upon in this section was prepared by ENVIRON International Corporation. ENVIRON's report is entitled, "Utilities Technical Report Landmark Village" (November 2009), and is found in Recirculated Draft EIR **Appendix 4.19**. All additional documents, reports, etc., cited in this section are incorporated by reference and available for public inspection and review at the Los Angeles Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012.

3. SUMMARY OF THE NEWHALL RANCH SPECIFIC PLAN PROGRAM EIR FINDINGS

a. Electricity

Buildout of the Specific Plan would place new demands on electrical services provided by SCE, including the need for new delivery infrastructure. However, the Newhall Ranch Specific Plan Program EIR concluded that neither the Specific Plan nor anticipated cumulative development would have a significant impact on the electrical services provided by SCE.

In order to ensure that impacts to electricity resources would not be significant, and because petroleum-based energy is a nonrenewable and finite resource, the Specific Plan's Mitigation Monitoring Plan includes a measure confirming that all development within the Specific Plan is subject to the conservation measures required under Title 24, Part 6, of the California Code of Regulations. Title 24 would assure responsible electricity consumption by the Specific Plan developer, residents, employees, and others. In addition, the Specific Plan would be required to meet the requirements of SCE in terms of infrastructure relocation (if applicable).

(Please note that environmental safety concerns relative to the high-power transmission lines on the project site and electromagnetic fields are discussed in **Section 4.21, Environmental Safety**, of the Landmark Village Recirculated EIR.)

b. Natural Gas

Buildout of uses in the Specific Plan would place new demands on natural gas service provided by SCGC, including the need for new delivery infrastructure. However, the Newhall Ranch Specific Plan Program EIR concluded that neither the proposed Specific Plan (including the proposed water reclamation plant), nor anticipated cumulative development would have a significant impact on natural gas resources provided by SCGC.

In order to ensure that impacts to natural gas resources would not be significant, and because natural gas is a nonrenewable and finite resource, the Specific Plan's Mitigation Monitoring Plan includes a measure confirming that all development within the Specific Plan is subject to the conservation measures required under Title 24, Part 6, of the California Code of Regulations. Title 24 which would assure responsible natural gas consumption on the part of the Specific Plan developer, residents, employees, and others. In addition, the Specific Plan would be required to meet the requirements of SCGC in terms of infrastructure relocation (if applicable) and development within SCGC easements.

(Please note that potential safety impacts relative to placing development in proximity to SCGC high-pressure transmission lines are discussed in **Section 4.21, Environmental Safety**, of the Landmark Village Recirculated EIR.)

4. EXISTING CONDITIONS

As discussed above, the information presented in the Newhall Ranch Specific Plan Program EIR assessed the existing setting of the entire Newhall Ranch Specific Plan, including the Landmark Village project site. It was determined that all significant natural gas and electricity impacts were identified, adequately addressed and avoided or mitigated in the Specific Plan Program EIR and related environmental findings. Therefore, at the project level, this EIR incorporates by reference the existing conditions analysis and background information relating to natural gas and electricity resources and infrastructure from the certified Newhall Ranch Specific Plan Program EIR (Sections 4.13 and 4.14).

a. Electricity

California has the lowest electricity per capita in the nation.¹ While the United States' per capita usage has increased by nearly 50 percent over the last thirty years, California's per capita usage has remained almost flat, due to vigorous energy efficiency mandates discussed below.² Accordingly, increases in California's

¹ *Summary of the 2007 Integrated Energy Policy Report*, California Energy Commission, p. 3.

² *Ibid.*

overall demand for electricity resources are not attributable to increasing per capita demands, but population growth.³

Approximately 78 percent of California's electricity is produced in-state, with the remaining 22 percent coming from the Pacific Northwest and Southwest.⁴ The state's electricity generation system provides over 290,000 gigawatt hours per year, which are transported over 32,000 miles of transmission lines.⁵

The Landmark Village tract map site currently is vacant and no electrical distribution infrastructure presently exists on the site. The nearest facility is an SCE tower located north of State Route 126 (SR-126) and east of Chiquito Canyon Road. There is also an existing 66 kilovolts (kV)/16kV overhead electric power line that runs parallel to SR-126. In addition, electrical lines exist approximately 700 feet north of SR-126 and the eastern edge of the project site.

b. Natural Gas

Approximately 13.5 percent of California's natural gas is produced in-state; the remaining portion of the natural gas supply comes from the Southwest (40 percent), the Rocky Mountains (23 percent), and Canada (23.5 percent).⁶ According to the 2008 California Gas Report, natural gas demand in California is "expected to grow at a modest rate of just 0.1 percent per year from 2008 to 2030."⁷ Residential demand, in particular, is expected to increase at an annual average rate of 0.3 percent, which is half the rate that was projected in the 2006 California Gas Report.⁸ Commercial demand is expected to remain unchanged, whereas industrial demand is estimated to decline by 1.0 percent on an annual basis.⁹ As provided in the 2008 California Gas Report, the state is projected to have adequate natural gas resources to meet the statewide demand during the 2008 to 2030 time frame.¹⁰

With regards to the SCGC service area, gas demand for all market sectors is expected to grow at an annual average rate of just 0.02 percent from 2008 to 2030.¹¹ In comparison, the 2006 California Gas

³ *Ibid.* at p. 12.

⁴ *Ibid.* at p. 11. See also *2009 Integrated Energy Policy Report*, Draft Committee Report, California Energy Commission (September 2009), p. 2 ["In-state generating facilities accounted for about 68 percent of total generation, with the remaining electricity coming from out-of-state imports."].)

⁵ *Ibid.* at p. 12.

⁶ *Ibid.* at p. 11.

⁷ *2008 California Gas Report*, California Gas and Electric Utilities, p. 7. See also *California Gas Report 2009 Supplement*, California Gas and Electric Utilities.

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ *Ibid.* at pp. 14, 15, and 18.

¹¹ *Ibid.* at p. 62.

Report projected an annual growth rate of 0.15 percent from 2006 to 2025.¹² According to the 2008 California Gas Report, the "difference between the two forecasts is caused by the slump in the housing market for the next few years, a reduced employment forecast, and aggressive energy efficiency savings goals."¹³

The Landmark Village tract map site currently is vacant and no natural gas infrastructure exists on the site. The closest facility is an SCGC pipeline located in the northern utility easement and crosses Long Canyon Road, in the western portion of the site. In addition, there is a gas distribution main that runs east/west within the southern right-of-way of SR-126 and extends to Chiquito Canyon Road from The Old Road.

c. Energy Conservation

The California Energy Commission (CEC) was created as the state's principal energy planning organization in 1974, in order to meet the energy challenges facing the state in response to the 1973 oil embargo. The CEC is charged with six basic responsibilities when designing state energy policy: (1) forecasting statewide electricity needs; (2) licensing power plants to meet those needs; (3) promoting energy conservation and efficiency measures; (4) developing renewable energy resources and alternative energy technologies; (5) promoting research, development and demonstration; and (6) planning for and directing state response to energy emergencies.¹⁴

Title 24, Part 6, of the California Code of Regulations contains the CEC's Energy Efficiency Standards for Residential and Nonresidential Buildings. Title 24 was first established in 1978, in response to a legislative mandate to reduce California's energy consumption. Since that time, Title 24 has been updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.

At the time the Newhall Ranch Specific Plan Program EIR was certified, the 2001 update to Title 24 contained the governing set of standards. However, on April 23, 2008, the CEC adopted the 2008 Standards, which must be followed by projects that submit an application for a building permit on or after January 1, 2010. The CEC adopted the 2008 Standards for a number of reasons: (1) to provide California with an adequate, reasonably priced, and environmentally sound supply of energy; (2) to respond to Assembly Bill 32 (AB 32; the Global Warming Solutions Act of 2006), which requires California to reduce its carbon footprint to 1990 levels by 2020; (3) to pursue the statewide policy that

¹² *Ibid.*

¹³ *Ibid.*

¹⁴ *Summary of the 2007 Integrated Energy Policy Report*, California Energy Commission, p. 2.

energy efficiency is the resource of choice for meeting California's energy needs; (4) to act on the findings of California's Integrated Energy Policy Report, which indicate that the 2008 Standards are the most cost-effective means to achieve energy efficiency, reduce the energy demand associated with water supply, and reduce greenhouse gas emissions; (5) to meet the West Coast Governors' Global Warming Initiative commitment to include aggressive energy efficiency measures in the update of all state building codes; and (6) to meet the Executive Order in the Green Building Initiative to improve the energy efficiency of nonresidential buildings through aggressive standards.¹⁵

As indicated above, in addition to Title 24, AB 32 is anticipated to result in the future regulation of energy resources in California. (See **Section 4.23, Global Climate Change**, for additional information on AB 32.) In order to achieve these emission reductions, it is generally accepted that California will need to improve its overall energy efficiency, which includes the use of more renewable energy resources. Pursuant to AB 32, the California Air Resources Board will work with other state agencies (including the CEC), to implement feasible programs and regulations that reduce emissions and improve energy efficiency.¹⁶

Additional operative energy conservation programs and policies within California are highlighted briefly below:¹⁷

- **Senate Bill 107:** This legislation, which addresses California's Renewables Portfolio Standard (RPS), requires retail sellers of electricity to procure 20 percent of retail sales from renewable energy by 2010.
- **Assembly Bill 1613:** This legislation, also known as the Waste Heat and Carbon Emissions Reduction Act, was designed to encourage the development of new combined heat and power systems in California with a generating capacity of up to 20 MW.
- **Senate Bill 1:** This legislation enacted the Governor's Million Solar Roofs program and has an overall objective of installing 3,000 MW of solar photovoltaic systems.
- **Executive Order S-14-08:** This order, issued by Governor Schwarzenegger, established accelerated RPS targets—specifically 33 percent by 2020.
- **Executive Order S-21-09:** This order, also issued by Governor Schwarzenegger, requires the California Air Resources Board to adopt regulations, by July 31, 2010, increasing California's RPS to 33 percent by 2020.

¹⁵ See <http://www.energy.ca.gov/title24/2008standards/index.html>, last visited on November 10, 2009.

¹⁶ See <http://www.arb.ca.gov/cc/ghgsectors/ghgsectors.htm#electric>, last visited on November 10, 2009 [highlights targeted improvements for the energy sector].

¹⁷ See also *2009 Integrated Energy Policy Report*, Draft Committee Report, California Energy Commission (September 2009), pp. 19-38 [containing additional information regarding California's energy-related policies and activities].

5. PROPOSED PROJECT IMPROVEMENTS

The applicant proposes to develop 1,444 residential dwelling units with a total residential population of 3,680,¹⁸ approximately 1,033,000 square feet of commercial/mixed use space, a 9-acre elementary school, a 16-acre Community Park, four private recreational facilities, a fire station, open space and river trail uses, and supporting roadway, drainage, and infrastructure improvements. In addition, the applicant proposes to construct the Long Canyon Road Bridge over the Santa Clara River, and install storm drains and exposed and buried bank stabilization on portions of the south and north side of the river. Please refer to **Section 1.0, Project Description**, of the Draft EIR for a complete description of the proposed project.

6. PROJECT IMPACTS

The analysis of potential impacts to electricity and natural gas resources associated with construction and operation of the proposed Landmark Village project, including the significance threshold criteria applicable to assessing such impacts, is presented below.

a. Significance Threshold Criteria

(1) Electricity

Appendix G of the *State CEQA Guidelines* does not include thresholds for determining the significance of impacts related to electricity. For purposes of this analysis, impacts related to electricity are considered significant if the project would:

- Consume fuel or energy that could not be accommodated within the long-term electricity source and distribution planning of SCE;
- Fail to comply with the energy building regulations adopted by the CEC (*i.e.*, Title 24 of the California Code of Regulations); or
- Require utilities or services that are not available to serve the proposed project; or the service facility requires considerable extension to the project site; and/or there exists an inadequate service supply.

¹⁸ This is based on County provided estimates of 3.17 persons per single-family dwelling, 2.38 persons per multi-family dwelling and per apartment.

(2) Natural Gas

Appendix G of the *State CEQA Guidelines* does not include thresholds for determining the significance of impacts related to natural gas. For purposes of this analysis, impacts related to natural gas are considered significant if the project would:

- Consume fuel or energy that could not be accommodated within the long-term natural gas source and distribution planning of SCGC;
- Fail to comply with the energy building regulations adopted by the CEC (*i.e.*, Title 24 of the California Code of Regulations); or
- Require utilities or services that are not available to serve the proposed project; or the service facility requires considerable extension to the project site; and/or there exists an inadequate service supply.

b. Methodology

(1) Estimation of Annual Electricity and Natural Gas Usage from Non-Residential Buildings

Non-residential buildings include all structures, except residences, that may exist in a development, such as government, municipal, commercial, retail, and office space. The overall electricity and natural gas use for the proposed project's non-residential buildings was calculated based upon data provided in the 2006 California Commercial End-Use Survey (CEUS), as developed by the CEC.

The project applicant has committed to (i) a 15 percent improvement over the 2008 Title 24 standards for all non-residential buildings, and (ii) the potential for a renewable electricity equivalent to one 2.0 kW unit for every 1,600 square feet of roof space (approximately 8 percent of the rooftop building space).¹⁹ While the 15 percent improvement over Title 24 was incorporated into the project demand calculations, the renewable energy commitment was not accounted for as it is uncertain if the renewable energy commitment made by the project applicant would come from the utility provider or from local distributed generation. If this renewable energy were to come from the utility provider, the transmission and distribution systems needed to deliver the electricity would be the same as if there were no renewable electricity. Therefore, in an effort to be conservative, electricity use was estimated assuming the renewable portion would come from the utility provider. To calculate overall electricity and natural gas usage, the building type-specific annual electricity and natural gas usage per square footage was multiplied by the total square footage for that building type.

¹⁹ An industry source estimates that a 2 kW solar system would generate 3,356 kW per hour per year (kW-hr/year) in Santa Clarita. Therefore, the renewable electricity equivalent would generate 1.05 million kW-hr/year.

There are some uncertainties associated with the methodology described above. Specifically, for new developments, the exact types of buildings are typically unknown. As such, not all building categories that may actually exist in Landmark Village are represented in this analysis. However, all of the non-residential building area is accounted for and the best available assessment of the building type composition of Landmark Village was used. Further, although it is unknown exactly how the buildings would be designed, each building would be Title 24 compliant. Therefore all design features of the building that make it less energy efficient would be offset by design features that make it more energy efficient.

(2) Estimation of Annual Electricity and Natural Gas Usage from Residential Buildings

Residential buildings include single-family homes, attached homes, apartments, and condominiums. The annual electricity and natural gas use for each residential building type was estimated using the Micropas 7.3 software, which calculates the built-environment energy use per square foot per year and the TDV of the energy use per square foot per year.²⁰ (TDV energy use is a parameter that speaks to the electricity burden that a building puts on the electrical system.) To calculate overall electricity and natural gas usage, the number of dwelling units for each housing type was multiplied by the annual electricity and natural gas usage per dwelling unit.

The project applicant has committed to (i) a 15 percent improvement over 2008 Title 24 standards for all residential buildings and (ii) the potential for a renewable electricity equivalent to one 2.0 kW unit for each single-family detached home.²¹ While the 15 percent improvement over Title 24 was incorporated into the project demand estimates, renewable energy was not accounted for because it is uncertain if the renewable energy commitment made by the project applicant would come from the utility provider or from local distributed generation. (See discussion of same above under non-residential buildings.)

There are some uncertainties associated with the methodology described above. First, although all buildings in the development would be Title 24 compliant, Title 24 does not specify building dimensions (e.g., size, height, or orientation). Title 24 also provides significant flexibility for window types, window amounts, insulation choice, and other parameters. This uncertainty is expected to neither over- nor underestimate emissions—Title 24 grants enough flexibility that if a designer puts in more windows than

²⁰ Version 7.3 of the Micropas software estimates annual energy use for Title 24-regulated uses (space heating, space cooling, and domestic hot water systems) based on the 2005 version of the Title 24 standards. Updates to the Title 24 standards were released in 2008 and will be effect beginning January 1, 2010. At this time, no software is available for estimating emissions based on the 2008 Title 24 updates. Because the 2008 standards are more stringent than the 2005 ones, energy use for buildings built in accordance with the new 2008 standards will be overestimated by Version 7.3 Micropas software.

²¹ An industry source estimates that a 2 kW solar system would generate 3,356 kW per hour per year (kW-hr/year) in Santa Clarita. Therefore, the renewable electricity equivalent would generate 1.05 million kW-hr/year.

is “allowed” under the prescriptive measures, the energy efficiency losses can be offset by improving the window quality, or installing a more efficient HVAC system. Although it is unknown how exactly the buildings would be designed, each home would be Title 24 compliant, and thereby all design features of the home that make it less energy efficient would be offset by design features that make it more energy efficient.

Second, energy use varies considerably depending upon the design of the home. The residential units to be built in Landmark Village would vary considerably in size, layout, and overall design. The parameters used here are intended to represent the upper quartile of homes relative to sizes in each category. As such, energy use from the homes that would actually be built in Landmark Village is anticipated to be lower.

Third, built environment energy use would vary considerably depending upon the homeowners’ habits regarding energy use. For instance, homeowners determine the set point of thermostats, the duration of showers, the usage of lights, if they are to have a second refrigerator, and the temperature of the refrigerator, among other things. The project applicant would have little, if any, influence over homeowner behavior. Current median behavior attributes are presented here. To the extent that individuals are becoming more energy conscious, this would tend to overestimate energy use in the future.

Fourth, plug-in energy use would vary considerably depending upon the appliances, lights, and other plug-ins installed by the homeowner. The project applicant would have little, if any, influence over these choices made by the homeowner. As above, the current median behavior attributes are presented here. To the extent that individuals are becoming more energy conscious, or appliances are becoming more energy efficient, this would tend to overestimate energy use in the future.

(3) Estimation of Annual Electricity and Natural Gas Usage from Municipal Sources

Municipal sources include public lighting and the supply, treatment, and distribution of water and wastewater. These sources use electricity, but do not use natural gas. Electricity usage for these sources was calculated based upon CEC data.

(4) Estimation of Annual Electricity and Natural Gas Usage from Recreational Centers (Pools)

The analysis assumes that outdoor competition-size swimming pools would be the main sources of energy use in Landmark Village recreation centers. The project applicant has committed to using solar heating to heat the pools; therefore, the pools would not use natural gas for heating. Electricity, however,

would be required to run the pool filter pumps. As there is little data publicly available on the energy use of commercial swimming pools, energy consumption was extrapolated from information obtained from two sources: (1) data on electricity and natural gas use for five pools in Oakland, California, and (2) data from the US Department of Energy.

c. Impact Analysis

(1) Construction-Related Impacts

During construction of Landmark Village, energy would be required to serve construction trailers, power tools, tool sheds, work and storage areas, and other facilities associated with development activities. However, construction is not expected to consume significant amounts of electricity or significantly impact the distribution network because the construction activities are projected to occur over a five-year development period, and would terminate upon completion of the buildout of Landmark Village.

It also is expected that little natural gas would be consumed during project construction phases, with the possible exception of gas released during the installation and upgrade of natural gas facilities. The amount consumed by such activities would be minimal and is not considered to significantly impact natural gas supplies or infrastructure.

In summary, energy demands associated with construction activities required to achieve buildout of the proposed project are expected to result in a less-than-significant impact to electricity and natural gas resources.

(2) Operational-Related Impacts

Table 4.19-1, Total Electricity Usage for Landmark Village, below, presents the projected electricity demand of residential and non-residential buildings, municipal sources, and recreational centers (pools) at Landmark Village. The projected energy demands address two scenarios (minimally Title 24 compliant and 15 percent more efficient than Title 24) in order to better express the benefits of the proposed project's energy efficient design features.

As demonstrated in **Table 4.19-1**, by designing Landmark Village's proposed land uses to be at least 15 percent more energy efficient than required by state law, the proposed project's electricity demands would be noticeably lower than a minimally Title 24 compliant development. Therefore, the impact of the proposed project on electricity resources is considered less than significant, particularly as adequate resources exist for SCE and the SCGC to meet the projected demand.

**Table 4.19-1
Total Electricity Usage for Landmark Village**

Source	Annual Electricity Usage			Improvement over Baseline
	Unit	Baseline	Landmark Village	
Residential ¹	kWh/yr	7,108,266	6,616,526	7%
Non-Residential ¹		23,015,456	21,011,712	9%
Municipal ²		2,062,959	2,062,959	0%
Recreational (Pools) ³		1,460,196	1,460,196	0%
Total		33,646,878	31,151,393	7%

Notes:

¹ Baseline annual electricity usage reflects the electricity usage from residential and non-residential buildings that are minimally compliant with the 2008 Title 24 standards. The calculation of Landmark Village annual electricity usage incorporates the applicant's commitment to 15% better than 2008 Title 24 for residential and non-residential buildings.

² Baseline municipal electricity usage is equivalent to the Landmark Village municipal electricity usage. Most of the municipal energy use is for water conveyance, and most of that will not be spent in the area; therefore, infrastructure for that need not necessarily be included.

³ Recreational Center (Pools) electricity usage reflects the amount of electricity required to run the pool filter pumps. The Landmark Village electricity usage is expected to be equivalent to the Baseline electricity usage.

Abbreviations:

kWh – kilowatt-hour

yr – year

Source: ENVIRON, 2009.

Table 4.19-2, Total Natural Gas Usage for Landmark Village, below, presents the projected natural gas demand of residential and non-residential buildings, and recreational centers (pools) at Landmark Village. The projected energy demands address two scenarios (minimally Title 24 compliant and 15 percent more efficient than Title 24) in order to better express the benefits of the proposed project's energy efficient design features.

As demonstrated in **Table 4.19-2**, by designing Landmark Village's land uses to be at least 15 percent more energy efficient than required by state law, the proposed project's natural gas demands would be noticeably lower than a minimally Title 24 compliant development. Therefore, the impact of the proposed project on natural gas resources is considered less than significant, particularly as adequate resources exist for SCGC to meet the projected demand.

Table 4.19-2
Total Natural Gas Usage for Landmark Village

Source	Annual Natural Gas Usage			Improvement over Baseline
	Unit	Baseline	Landmark Village	
Residential ¹	MMBTU/yr	47,113	41,089	13%
Non-Residential ¹		51,099	49,058	4%
Recreational (Pools) ²		40,362	-	100%
Total		138,573	90,147	35%

Notes:

¹ Baseline annual natural gas usage reflects the natural gas usage from residential and non-residential buildings that are minimally compliant with the 2008 Title 24 standards. The calculation of Landmark Village annual natural gas usage incorporates the applicant's commitment to 15% better than 2008 Title 24 for residential and non-residential buildings.

² Baseline annual natural gas usage reflects the amount of natural gas required to heat Recreational Center pools using traditional heaters. The calculation of Landmark Village annual natural gas usage incorporates the applicant's commitment to using solar heating rather than natural gas heating for all Recreational Center pools.

Abbreviations:

MMBTU – Million British Thermal Units

yr – year

Source: ENVIRON, 2009.

(3) Infrastructure Extension

Electric Lines. Electrical utilities to serve the proposed project would be constructed in two phases, which are projected to be completed in six to eight months. During the first phase, the existing 66 kV/16 kV overhead electric power line running parallel to SR-126 would be relocated. New power lines would be constructed from The Old Road west across Castaic Creek to approximately 300 feet west of the Commerce Center Drive and Harrison Parkway intersection within an existing SCE easement.

The second phase would construct new transmission lines continuing west along the existing SCE easement approximately 12,000 lineal feet, crossing the Chiquito Canyon Landfill, Chiquito Canyon Road, and Chiquito Canyon Creek. An interim 66 kV/16 kV overhead line would continue southerly approximately 1,200 lineal feet, along the west side of the creek, and tie in to the existing electric lines approximately 700 feet north of SR-126. The existing 66 KV/16 KV overhead line would be relocated to the north prior to the grading activities on the north side of SR-126. A new 16 kV line would then be constructed westerly along Franklin Parkway and placed under ground from the point of connection near the water tank access road. From the point of connection, electric lines would be placed in a joint trench extending west approximately 3,500 feet to Wolcott Way, then south approximately 700 feet across SR-126 into the project site. Within the project site, electric lines would be placed in a joint trench extending west approximately 8,000 feet along A Street to Long Canyon Road, and extend north across SR-126 to connect with the existing 66kV/16kV overhead line. This would be the primary electric service for the project site.

The Newhall Ranch Specific Plan concluded that an extension of electric service facilities to the project site was not considerable. As part of the Specific Plan, an on-site substation would be located adjacent to the existing transmission lines running parallel to the SR-126, in the Potrero Community, and would serve the Newhall Ranch Specific Plan site. The substation location was designed to be as close as possible to existing electrical transmission lines and the center of the Specific Plan site, so that no additional transmission lines would need to be erected between the existing lines and the substation. All utilities constructed for the proposed project would be consistent with SCE Rule 15, which states that the developer is responsible for trenching, backfilling, necessary conduits, and substructures for the installation of distribution lines as their contribution for extending service to a project site. In addition, SCE would review the Landmark Village tract map to ensure access consistency with its standards. Therefore, the proposed project would not require considerable extension of service facilities to the project site, and impacts would be less than significant.

Natural Gas Lines. New natural gas distribution infrastructure would need to be extended onto the Landmark Village site. The gas distribution main needed to serve the site would be constructed in two phases. The first phase would consist of an 8-inch line extending from the northeast corner of the project site at Castaic Creek Bridge that would connect to the existing 8-inch gas distribution main that runs east/west along SR-126. The second phase of the gas distribution main would continue from the Castaic Creek Bridge crossing and continue to Commerce Center Drive where it would cross SR-126 and continue east along the south Henry Mayo Drive right-of-way and tie in at the existing Saugus WRP on The Old Road. Design and sizing of all natural gas infrastructure would support the Landmark Village project and meet all relevant engineering requirements to the satisfaction of SCGC and Los Angeles County. Because serving new areas and upgrading the size of existing gas mains is routine for SCGC, and because SCGC's long-term infrastructure planning takes local and regional general plans into account so that new developments are planned for, extending natural gas infrastructure to the project site would not result in a significant impact.

7. MITIGATION MEASURES

Although the proposed Landmark Village project may result in potential significant impacts to electricity and natural gas utilities absent mitigation, the County of Los Angeles already has imposed mitigation measures required to be implemented as part of the Newhall Ranch Specific Plan. These mitigation measures, as they relate to electricity and natural gas utilities, are found in the certified Newhall Ranch Specific Plan Program EIR and the adopted Mitigation Monitoring Plan for the Specific Plan (May 2003). The project applicant has committed to implementing the applicable mitigation measures from the Newhall Ranch Specific Plan to ensure that future development of the project site would not result in impacts to electricity and natural gas utilities and not adversely affect adjacent properties.

a. Mitigation Measures Required by the Adopted Newhall Ranch Specific Plan, as they Relate to the Landmark Village Project

The following mitigation measures were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan (May 2003). The applicable mitigation measures would be implemented to mitigate the potentially significant electricity and natural gas utility impacts associated with the proposed Landmark Village project. These measures are preceded by “SP,” which stands for Specific Plan.

(1) Electricity

- SP 4.14-1** All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the *California Code of Regulations*).
- SP 4.14-2** Southern California Edison or other energy provider is to be notified of the nature and extent of future development on the Specific Plan site prior to recordation of all future subdivisions.
- SP 4.14-3** All future tract maps are to comply with Southern California Edison or other energy provider guidelines for grading, construction, and development within SCE easements.
- SP 4.14-4** Electrical infrastructure removals and relocations are to be coordinated between the Specific Plan engineer and Southern California Edison or other energy provider as each tract is designed and constructed.
- SP 4.14-5** All future tract maps are to be reviewed by Los Angeles County to ensure adequate accessibility to Edison or other energy provider facilities as a condition of their approvals.
- SP 4.14-6** Upon transfer of the High Country Special Management Area to another entity for long-term maintenance, continued and adequate access to all Southern California Edison facilities in the High Country Special Management Area is to be ensured within the transfer agreement. *(This mitigation measure is not applicable to the Landmark Village project because Landmark Village is not located within the High Country SMA.)*

(2) Natural Gas

- SP 4.13-1** All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the *California Code of Regulations*).
- SP 4.13-2** A letter from the Southern California Gas Company or other gas provider is to be obtained prior to recordation of all future subdivisions stating that service can be provided to the subdivision under construction.
- SP 4.13-3** The Specific Plan is to meet the requirements of SCGC in terms of pipeline relocation, grading in the vicinity of gas mains, and development within Southern California Gas

Company easements. These requirements would be explicitly defined by SCGC at the future tentative map stage.

- SP 4.13-4** All potential buyers or tenants of property in the vicinity of Southern California Gas Company transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over and within the vicinity of the high-pressure gas mains.

b. Project Design Features Incorporated as Mitigation Measures by This EIR

Project design features that are recommended for incorporation as mitigation measures in **Section 4.23, Global Climate Change**, of this Recirculated EIR also would reduce the proposed project's demand for electricity and natural gas. As these measures are recommended for adoption and incorporation into a mitigation monitoring and reporting program, these measures can be relied upon in this analysis as feasible measures designed to reduce the proposed project's demand for energy resources.

The mitigation measures recommended in **Section 4.23** are in addition to those adopted in the previously certified Newhall Ranch Specific Plan Program EIR. To indicate that the measures relate specifically to the Landmark Village project, each measure is preceded by "LV," which stands for Landmark Village. Accordingly, the applicable mitigation measures are LV 4.23-1 through LV 4.23-7.

In addition to the mitigation measures set forth above, the project applicant also is pursuing implementation of two potentially feasible programs that may result in further energy demand reductions. As discussed extensively in **Section 4.23**, the project applicant has committed to working with Los Angeles County, SCE, and SCGC, as applicable, to evaluate the feasibility of energy efficient municipal lighting and smart meter programs.

Please refer directly to **Section 4.23, Global Climate Change**, of this Recirculated EIR for additional information on the terms of the seven mitigation measures identified above and the two programs being evaluated for feasibility.

8. CUMULATIVE IMPACTS

Because the Landmark Village project would implement a portion of the Newhall Ranch Specific Plan, this EIR tiers from the previously certified Newhall Ranch Specific Plan Program EIR in accordance with Public Resources Code section 21093(a) and *State CEQA Guidelines* section 15168(c). Public Resources Code section 21093 encourages a lead agency to "tier" from a previously certified program EIR, whenever feasible. In this way, this EIR can focus on site-specific issues, distinct to Landmark Village, and allow the County, as the lead agency, to concentrate on issues ripe for decision while excluding from consideration issues already decided. (*State CEQA Guidelines* sections 15168(c) and 15385.)

In this case, cumulative impacts on energy supply and infrastructure associated with development of the entire Newhall Ranch Specific Plan were fully evaluated in Sections 4.13, Natural Gas, and 4.14, Electricity, of the Newhall Ranch Specific Plan Program EIR. Consequently, this EIR incorporates by reference the natural gas and electricity analysis and conclusions from that certified EIR. That analysis concluded that the cumulative development scenario (referred to as the “Santa Clarita Valley Cumulative Buildout Scenario”) would not have a significant impact on electricity or natural gas. Therefore, the Landmark Village project, in conjunction with other related cumulative development in the Valley, would have less than significant impacts on electricity and natural gas resources.

Moreover, it is important to note that because of AB 32, California is evaluating how to reduce its reliance on traditional fossil-fuel based energy sources. For example, the state has set a goal to achieve a 33 percent renewable portfolios standard in order to reduce its dependence on fossil fuels. It also is expected that in order to reduce greenhouse gas emissions, as required by AB 32, the energy sector will be subject to new regulations designed to improve energy efficiency.²² Cumulative development likely will be subject to new regulations designed to improve statewide energy efficiency, thereby ensuring that cumulative impacts to energy resources are a less-than-significant level.

9. CUMULATIVE MITIGATION MEASURES

Cumulative development would be subject to applicable Title 24 standards adopted by the CEC and other future regulations adopted pursuant to AB 32; and, therefore, no further mitigation is required.

10. SIGNIFICANT UNAVOIDABLE IMPACTS

a. Project-Specific Impacts

Provided that the mitigation measures adopted in connection with the Newhall Ranch Specific Plan Program EIR are implemented, and the project design features described above are incorporated and adopted as mitigation measures, no significant unavoidable impacts are expected to result from implementation of the proposed project.

b. Cumulative Impacts

Provided that the mitigation measures adopted in connection with the Newhall Ranch Specific Plan Program EIR are implemented, and the project design features described above are incorporated and adopted as mitigation measures, no significant unavoidable cumulative impacts are expected to result from implementation of the proposed project.

²² See <http://www.arb.ca.gov/cc/ghgsectors/ghgsectors.htm#electric>, last visited on August 25, 2008.

1. SUMMARY

The Landmark Village project site, utility corridor, and borrow site are located within a Mineral Resource Zone (MRZ) 2 zone, which indicates that information exists that identifies the area as a location with significant mineral deposits present, or a location with a high likelihood of the presence of mineral deposits. The water tank site is located in the MRZ-3 zone, which indicates that mineral deposits are expected to occur in this area, but the extent of such deposits is unknown at the present time. However, neither the tract map site, utility corridor, borrow site, nor water tank site are located in active mineral extraction operation areas. Further, the tract map site, utility corridor, borrow site, and water tank site are not identified as a “locally-important mineral resource recovery site” or a “regionally significant construction aggregate resource area” by the County of Los Angeles General Plan, the Santa Clarita Valley Area Plan, or the Newhall Ranch Specific Plan. In addition, at the time the Newhall Ranch site was designated by the County of Los Angeles as “Specific Plan,” which serves as the zoning designation for the property, there were no areas within Newhall Ranch used for mineral extraction. Under the Specific Plan designation, the area currently is zoned for development of various Specific Plan land uses and not long-term mineral extraction activities.

The Specific Plan zoning designation allows for the development of a mixed-use planned community, with sand and gravel extraction activities allowed during tract grading and construction phases on the sites to be developed. Additionally, extraction activities are permitted in the Visitor-Serving (VS) and Open Area (OA) zones under a conditional use permit, which is not proposed. Thus, the current zoning designation for the entire Newhall Ranch site allows the area to be available for mineral extraction uses on a limited basis in areas that are already proposed for, and in association with, development (i.e., on tentative tract map sites). Furthermore, the majority of mineral resources of value are expected to be located in the River Corridor and not on the project site, and the continued availability of these resources would not be significantly affected by the proposed project. Therefore, project implementation will not result in a significant impact in relation to the loss of availability of a known mineral resource or a locally important mineral resource recovery site.

2. BACKGROUND

a. Relationship of Project to Newhall Ranch Specific Plan Program EIR

Sections 2.0 and 4.1 of the Newhall Ranch Specific Plan Program EIR identified the existing conditions and impacts associated with mineral resources for the entire Newhall Ranch Specific Plan. All subsequent project-specific development plans and tentative subdivision maps must be consistent with

the Newhall Ranch Specific Plan, adopted May 2003, the County of Los Angeles General Plan, and the Santa Clarita Valley Area Plan.

This project-level EIR is tiering from the previously certified Newhall Ranch Specific Plan Program EIR. This section discusses the Landmark Village project's existing conditions, potential environmental impacts, and mitigation measures, if any, recommended by this EIR for the Landmark Village project.

3. SUMMARY OF THE NEWHALL RANCH SPECIFIC PLAN PROGRAM EIR FINDINGS

The Specific Plan site is underlain by mineral and gravel deposits and contains three types of MRZs as identified by the California Department of Conservation, Division of Mines and Geology. The predominant source of such deposits is found along the Santa Clara River, which is designated as an MRZ-2 zone. This zone indicates that information exists that identifies the area as a location with significant mineral deposits present, or a location with a high likelihood of the presence of mineral deposits. The vast majority of the Newhall Ranch site, primarily within the Santa Susana Mountains, is designated as an MRZ-3 zone. This zone indicates that mineral deposits are expected to occur in this area, but the extent of such deposits is unknown at the present time. The remainder of the Newhall Ranch site is classified as an MRZ-1 zone, which indicates that information exists to indicate no substantial deposits of mineral or gravel are found within the area.

On May 27, 2003, the Los Angeles County Board of Supervisors determined that the existing (and historical) land uses on the Newhall Ranch site, including oil and natural gas operations, agriculture, and cattle grazing would give way to a Specific Plan zoning designation to allow for development of a mixed-use planned community. As a result, the entire Newhall Ranch site is currently zoned for Specific Plan uses, as described in the adopted Newhall Ranch Specific Plan.

4. EXISTING CONDITIONS

a. State Surface Mining and Reclamation Act

The State Surface Mining and Reclamation Act of 1975 (SMARA), as amended, mandated the initiation of mineral land classifications to help identify and protect mineral resources in areas within the state that are subject to urban expansion or other irreversible land uses that would preclude mineral extraction. After designation of mineral resource areas, SMARA provided for the classification of designated lands containing mineral deposits of regional or statewide significance. In addition, SMARA was designed to provide guidelines for the proper reclamation of mineral lands.

In compliance with SMARA, the State Division of Mines and Geology prepared Mineral Resource Zone maps that identify the following mineral resource zones:

MRZ-1 Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.

MRZ-2 Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.

MRZ-3 Areas containing mineral deposits the significance of which cannot be evaluated from available data.

MRZ-4 Areas where available information is inadequate for assignment to any other MRZ zone.

As shown in **Figure 4.20-1, Mineral Resource Zones**, the Landmark Village project site, utility corridor, and borrow site are located within an MRZ-2 zone. The water tank site is located in the MRZ-3 zone.

b. Local Land Use Plans

Two adopted land use plans govern unincorporated land development in the Santa Clarita Valley Planning Area. The plans are the County of Los Angeles General Plan and the Santa Clarita Valley Area Plan. The County of Los Angeles General Plan serves as the overall policy document for the unincorporated portions of the County, including the Specific Plan site. The land use designations in the General Plan are broad in nature, as are the types of uses permitted within each designation. More detailed Area Plans have been prepared for various planning areas throughout the County. These include the Santa Clarita Valley Area Plan, which provides detailed policy statements, land uses, and development standards for the Santa Clarita Valley. The Santa Clarita Valley Area Plan includes the unincorporated Newhall Ranch Specific Plan area. In addition to the County's General Plan and the Santa Clarita Valley Area Plan, land development on the project site is governed by the Newhall Ranch Specific Plan, which serves as the zoning for the property. Neither the County of Los Angeles General Plan, the Santa Clarita Valley Area Plan, nor the Newhall Ranch Specific Plan identifies the Landmark Village project site as a "locally-important mineral resource recovery site," a "regionally significant construction aggregate resource area," or an available site with known mineral resources of value to the area, region, or state.

5. PROPOSED PROJECT IMPROVEMENTS

The applicant proposes to develop 1,444 residential dwelling units with a total residential population of 3,680,¹ approximately 1,033,000 square feet of commercial/mixed use space, a 9-acre elementary school, a 16-acre community park, four private recreational facilities, open space and river trail uses, trailhead, park and ride, and supporting roadway and infrastructure improvements within the Newhall Ranch Specific Plan site. In addition, the applicant proposes to construct the Long Canyon Road Bridge over the Santa Clara River, and install exposed and buried bank stabilization on portions of the south and north side of the Santa Clara River.

6. PROJECT IMPACTS

The analysis of potential impacts to mineral resources associated with construction and operation of the proposed project, including the significance criteria applicable to assessing such impacts, is presented below.

a. Significance Threshold Criteria

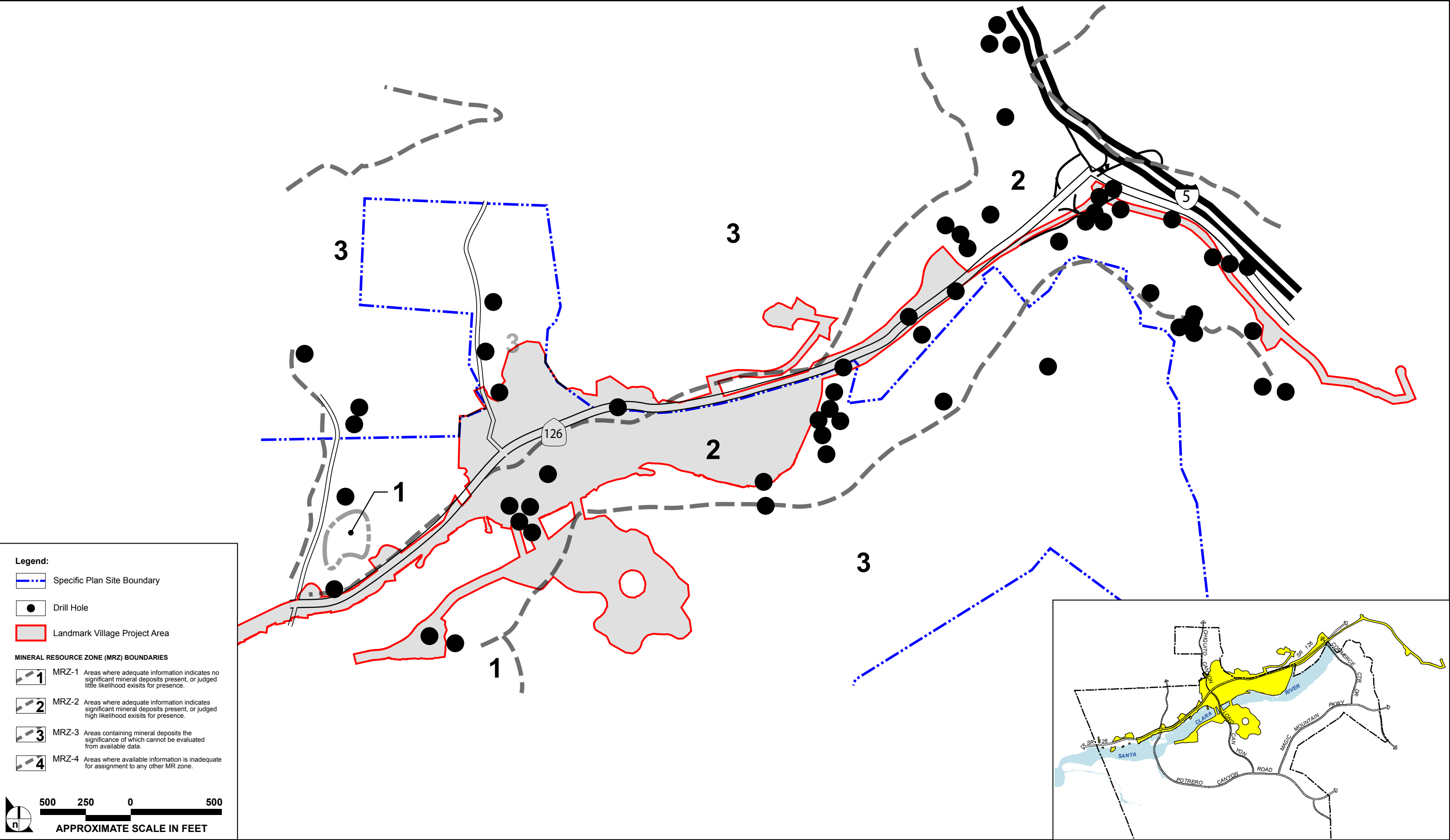
According to Appendix G of the *State CEQA Guidelines*, a project would have a significant impact on mineral resources if it would:

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or,
- Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.²

This is the significance criteria to be applied to the proposed project.

¹ This number is based upon County of Los Angeles provided estimates of 3.17 persons per single-family dwelling and 2.38 persons per multi-family dwelling and apartment.

² The Initial Study prepared for the Landmark Village project identified “oil extraction activities in portions of the site” and that the “Project site has been previously used for oil extraction” as relevant to this impact category. However, presently, there are no active oil extraction operations on the Landmark Village project site as the oil companies that previously conducted such operations have determined that oil extraction operations are no longer economically feasible at this location.



SOURCE: California Department of Conservation, Division of Mines and Geology; Mineral Land Classification Map, Aggregate Resources Only, 1987.

FIGURE 4.20-1

Mineral Resource Zones

b. Impact Analysis

The Landmark Village project site, utility corridor, and borrow site are located within an MRZ-2 zone, which indicates that information exists that identifies the area as a location with significant mineral deposits present, or a location with a high likelihood of the presence of mineral deposits. The water tank site is located in an MRZ-3 zone, which indicates that mineral deposits are expected to occur in this area, but the extent of such deposits is unknown at the present time. However, neither the tract map site, utility corridor, borrow site, nor water tank site are located in active mineral extraction operation areas. Further, the tract map site, utility corridor, borrow site, and water tank site are not identified as a “locally-important mineral resource recovery site,” a “regionally significant construction aggregate resource area,” or an available site with known mineral resources of value to the area, region, or state by the County of Los Angeles General Plan, the Santa Clarita Valley Area Plan, or the Newhall Ranch Specific Plan. In addition, at the time the Newhall Ranch site was designated by the County of Los Angeles as “Specific Plan,” which serves as the zoning designation for the property, there were no areas within Newhall Ranch used for mineral extraction. Under the Specific Plan designation, the area currently is zoned for development of various Specific Plan land uses and not long-term mineral extraction activities.

The Specific Plan zoning designation allows for the development of a mixed-use planned community, with sand and gravel extraction activities allowed during tract grading and construction phases on the sites to be developed. Additionally, extraction activities are permitted in the VS and OA zones under a conditional use permit, which is not proposed. Thus, the current zoning designation for the entire Newhall Ranch site allows the area to be available for mineral extraction uses on a limited basis in areas that are already proposed for, and in association with, development (i.e., on tentative tract map sites). Furthermore, the majority of mineral resources of value are expected to be located in the River Corridor and not on the project site and, therefore, the continued availability of these resources would not be significantly affected by the proposed project. Therefore, project implementation would not result in a significant impact in relation to the loss of availability of a known mineral resource or a locally important mineral resource recovery site.

7. PROJECT MITIGATION MEASURES

a. Mitigation Measures Required by the Adopted Newhall Ranch Specific Plan, as They Relate to the Landmark Village Project

No mitigation measures relating to mineral resources were recommended or adopted for the Newhall Ranch Specific Plan.

b. Additional Mitigation Measures Proposed by this EIR

No mitigation measures are recommended by this EIR as no significant impacts have been identified.

8. CUMULATIVE IMPACTS

The California Division of Mines and Geology (CDMG) monitors the consumption of aggregate resources in six separate Production-Consumption (PC) regions within Los Angeles County. In the most recent update report, the CDMG reported that demand for aggregates in the Saugus-Newhall PC region was approximately 13.6 million tons for the 12-year period from 1982 to 1994. The CDMG estimates that the existing sand and gravel resources in Los Angeles County will be exhausted by the year 2016 unless new reserves are permitted. The County is responsible for the permitting of new or expanded mineral extraction operations (e.g., sand and gravel). Because the Newhall Ranch site, generally, and the Landmark Village site, specifically, are zoned for designated Specific Plan land uses, the County has no plans to utilize the proposed project site for long-term mineral extraction. Therefore, the proposed project would not result in a long-term cumulatively considerable loss of mineral resources. Hence, no cumulative impact would occur due to development of the proposed project site.

9. CUMULATIVE MITIGATION MEASURES

No mitigation is required, because project implementation would not result in a cumulatively considerable loss of mineral resources.

10. SIGNIFICANT UNAVOIDABLE IMPACTS**a. Project Impacts**

No significant unavoidable project impacts would occur with regard to mineral resources due to the proposed development of the Landmark Village project site.

b. Cumulative Impacts

No significant unavoidable cumulative impacts would occur with regard to mineral resources due to the proposed development of the Landmark Village project site.